

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

20 Hardington Drive, Keynsham, Bristol, BS31 1YA



Total Area: 142.8 m² ... 1537 ft² (excluding garage)
All measurements are approximate and for display purposes only.



£675,000

A four bedroom detached home in a quiet residential cul de sac on the Wellsway side of Keynsham offered to the market with no onward chain.

- Detached
- Two Reception rooms
- Kitchen
- Utility Room
- Four Bedrooms
- En-suite
- Bathroom
- Garden
- Driveway
- Double garage

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



www.daviesandway.com

www.daviesandway.com

20 Hardington Drive, Keynsham, Bristol, BS31 1YA

This spacious four bedroom detached home offers the opportunity for buyers to add their own stamp to and is situated on a quiet residential cul de sac on the Wellsway side of Keynsham. The property is offered to the market with no onward chain and has been in the current ownership since it was built.

Internally the ground floor comprises a welcoming entrance hallway providing access to two reception rooms, a separate kitchen / breakfast room, a useful utility and a cloakroom. To the first floor, four well proportioned bedrooms are found, three of which being doubles with built in wardrobes whilst the fourth is a large single. The main bedroom benefits from an ensuite while the others are serviced by a family bathroom.

Externally the property boasts a fantastic rear garden that is mainly laid to lawn with a vast array of well established plants, trees and shrubbery whilst the front benefits from a block paved driveway for ample vehicles which also provides access to a double garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.1m x 1.7m (16'8" x 5'6")

Access to all ground floor rooms, staircase to first floor with storage cupboard underneath, another built in storage cupboard, radiator and power points.

RECEPTION ONE 4.7m x 4.1m (15'5" x 13'5")

UPVC double glazed window to front aspect, French doors to Reception room two, radiator and power points.

RECEPTION TWO 4.4m x 3.7m (14'5" x 12'1")

UPVC double glazed sliding door to rear garden, radiator and power points.

KITCHEN 3.4m x 3.2m (11'1" x 10'5")

UPVC double glazed windows overlooking rear garden, access to utility, matching wall and base units with laminated worktops and integrated appliances such as fridge freezer, electric oven, gas hob with extractor over and a dishwasher. Metallic sink with mixer tap over, tiled splashbacks to wet areas, radiator and power points.

UTILITY ROOM 4.6m x 1.4m (15'1" x 4'7")

UPVC double glazed window overlooking rear garden, UPVC door to rear garden, door access to garage, base units with laminate worktops over, spaces for white goods and plumbing for a washing machine, metallic sink with taps over, tiled splashbacks to wet areas, wall mounted gas boiler, radiator and power points.

CLOAKROOM 1.9m x 1.2m (6'2" x 3'11")

UPVC double glazed obscured window to front aspect, wash hand basin with tiled splashback, low level WC and a radiator.

FIRST FLOOR

LANDING 3.7m x 1.1m (12'1" x 3'7")

UPVC double glazed obscured window to side aspect, access to all first floor rooms, airing cupboard housing hot water tank and a power point.

BEDROOM ONE 3.6m x 3.5m (11'9" x 11'5")

UPVC double glazed window to rear aspect, built in wardrobe with sliding mirrored doors, access to ensuite, radiator and power points.

EN SUITE 1.9m x 1.9m (6'2" x 6'2")

UPVC double glazed obscured window to side aspect, bath with shower off mains over, wash hand basin with mixer tap over and storage below, WC, tiled walls and a radiator.

BEDROOM TWO 3.6m x 3.5m (11'9" x 11'5")

UPVC double glazed window to front aspect, built in wardrobe with mirrored sliding doors, wash hand basin with mixer tap over and storage below, radiator and power points.

BEDROOM THREE 3.1m x 2.8m (10'2" x 9'2")

UPVC double glazed window to front aspect, built in wardrobe with mirrored sliding doors, radiator and power points.

BEDROOM FOUR 3m x 2.2m (9'10" x 7'2")

UPVC double glazed obscured window to rear aspect, radiator and power points.

BATHROOM

UPVC double glazed obscured window to side aspect, bath with shower off mains over, built in unit with storage, wash hand basin and low level WC. Tiled walls and a radiator.

EXTERIOR

FRONT OF PROPERTY

Mainly block paved driveway for ample vehicles which provides access to a double garage, gated side access either side of house to the rear garden, lawn area with well established plants and shrubbery.

REAR GARDEN

Mainly laid to lawn with a patio area for outdoor dining, fenced boundaries and a vast array of well established plants shrubbery and trees.

GARAGE 5.5m x 4.7m (18'0" x 15'5")

Electric garage up and over door, internal access through from utility room, lighting and power points.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware this property is council tax band F according to the www.gov.uk website. One tree in the rear garden has a tree protection order.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

