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22 Teviot Road, Keynsham, Bristol, BS31 1QS



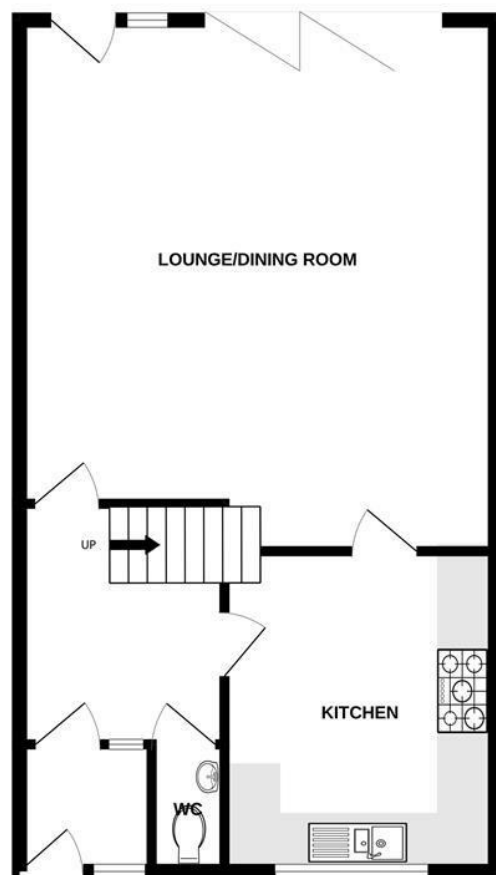
£370,000

A deceptively spacious three bedroom family home located on the Wellsway side of town.

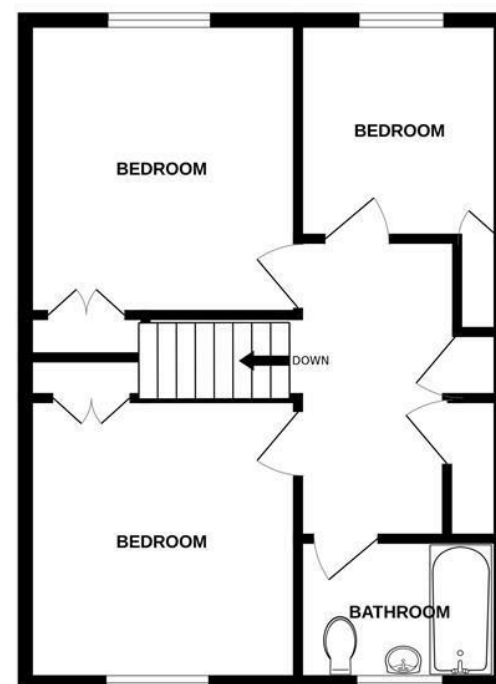
- Front and rear gardens
- Entrance hallway
- Lounge/dining room
- Kitchen
- WC
- Three bedrooms
- Family bathroom
- Garage in a block

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C		63	
(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		

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TEVIOT ROAD KEYNSHAM BS31 1QS

TOTAL FLOOR AREA: 1081 sq.ft. (100.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A bright and airy three bedroom home that is situated a short stroll to the Wellsway school complex and directly fronts onto adjoining green space.

Internally the property has been renovated and improved within the current ownership and enjoys spacious accommodation throughout, that consists of a delightful lounge/dining room measuring 6.2m x 5.8m (20'4" x 19'0") with bi-folding doors to the rear garden, a modern kitchen and a useful WC. To the first floor three generous bedrooms are found (all with built in storage) which are complimented by a modern family bathroom and a utility cupboard.

Externally the front and rear gardens are largely level lawns and have been landscaped with ease of maintenance in mind. The rear additionally benefits from a patio and timber shed. The property further benefits from a single garage located nearby within a block and a parking area that residents have access to, operated on a first come first serve basis.

INTERIOR

GROUND FLOOR

ENTRANCE LOBBY 1.6m x 1.3m (5'2" x 4'3")

Obscured double glazed window to front aspect, obscured double glazed window and door leading to hallway.

HALLWAY 2.8m x 2.5m (9'2" x 8'2")

Radiator, stairs rising to first floor landing, doors leading to rooms.

OPEN PLAN LOUNGE/DINING ROOM 6.2m x 5.8m (20'4" x 19'0")

Double glazed door, window and bi-folding doors to rear aspect overlooking and providing access to rear garden, a spacious open plan room that benefits from radiators, power points and a door leading to the kitchen.

KITCHEN 4.1m x 3.4m (13'5" x 11'1")

Double glazed window to front aspect, modern kitchen comprising of a range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, space and gas supply for 'Range' style oven with oversized extractor fan over, wall mounted gas combination boiler, space and power supply for American style fridge/freezer, power points, radiator, tiled splashbacks to all wet areas.

WC 1.4m x 0.8m (4'7" x 2'7")

Modern, matching two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.7m x 1.6m (12'1" x 5'2")

to maximum points. Access to loft via hatch, built in storage cupboard and built in utility cupboard with space and plumbing for washing machine and tumble dryer, doors leading to rooms.

BEDROOM ONE 3.6m x 3.2m (11'9" x 10'5")

Double glazed window to rear aspect overlooking rear garden, built in double wardrobe, radiator, power points.

BEDROOM TWO 3.5m x 3m (11'5" x 9'10")

Double glazed window to front aspect, built in double wardrobe, radiator, power points.

BEDROOM THREE 2.7m x 2.5m (8'10" x 8'2")

Double glazed window to rear aspect, built in wardrobe, radiator, power points.

BATHROOM 2.6m x 1.7m (8'6" x 5'6")

Obscured double glazed window to front aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden accessed by a pedestrian footpath, mainly laid to lawn with centrepiece tree, path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to a level lawn with fenced boundaries, raised flower beds, patio, timber shed, gate leading to rear road.

GARAGE

Single garage located nearby within a block.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware this property is council tax band D according to the www.gov.uk website.

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.

