

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 134.2 m² ... 1445 ft²
 All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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20 Charlton Road, Keynsham, Bristol, BS31 2JA



Offers Over £450,000

A four bedroom semi detached home situated in a highly convenient location just a short walk from Keynsham high street.

- Semi detached
- Living room
- Dining room
- Kitchen
- Family room
- Rear garden
- Four bedrooms
- Bathroom
- Driveway
- Convenient location

www.daviesandway.com
 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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20 Charlton Road, Keynsham, Bristol, BS31 2JA

This four bedroom semi detached home boasts an excellent rear garden whilst enjoying a convenient location a short walk away from Keynsham high street and train station.

The property is entered via a welcoming entrance lobby which provides direct access to the rear garden and the entrance hallway. The hallway leads to a living room boasting a bay window to the front, dining room with French doors to the rear garden, kitchen and a family room with sliding doors to the rear garden. The ground floor is completed with a useful WC. To the first floor four well balanced bedrooms are found and serviced by a family bathroom.

Externally the front of the property is mainly laid to tarmac that is accessed via dropped kerb and provides off street parking, while the generous rear garden offers a selection of patio areas for al fresco dining, a lawn area and vast array of well established, plants shrubbery and trees. The garden additionally offers a pond and a timber storage shed.

INTERIOR

GROUND FLOOR

ENTRANCE LOBBY 5.7m x 0.9m (18'8" x 2'11")

Door access providing direct access to the rear garden and to the entrance hallway, storage cupboards and tiled flooring.

ENTRANCE HALLWAY 3m x 2.4m (9'10" x 7'10")

Access to ground floor rooms, staircase to first floor with storage cupboard underneath, wooden floorboards, radiator and power points.

LIVING ROOM 5.9m x 3.9m (19'4" x 12'9")

UPVC double glazed bay window to front aspect, gas fireplace, wooden floor boards, radiator and power points.

DINING ROOM 5.2m x 3.3m (17'0" x 10'9")

UPVC double glazed French door providing direct access to rear garden, wooden shelves in recessed brick, radiator and power points.

KITCHEN 3m x 2.5m (9'10" x 8'2")

UPVC double glazed window to side aspect, wooden doors to family room, matching wooden wall and base units with laminate worktops, space and plumbing for dishwasher, space for fridge / freezer and space for oven with extractor over. Stainless steel sink with mixer tap over, power points.

FAMILY ROOM 4m x 3.1m (13'1" x 10'2")

UPVC double glazed sliding door providing direct access to rear garden, UPVC single door to rear garden, space and plumbing for washing machine, radiator and power points.

WC 1.7m x 0.8m (5'6" x 2'7")

UPVC double glazed obscured window to side aspect, wash hand basin, low level WC, built in storage unit and tiled splashbacks to wet areas.

FIRST FLOOR

LANDING 3.9m x 2.7m (12'9" x 8'10")

to maximum points. UPVC double glazed window to side aspect, access to all rooms, access to loft via hatch, radiator and power points.

BEDROOM ONE 4.6m x 3.2m (15'1" x 10'5")

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

BEDROOM TWO 4.3m x 2.7m (14'1" x 8'10")

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

BEDROOM THREE 3.1m x 3m (10'2" x 9'10")

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

BEDROOM FOUR 3m x 2.7m (9'10" x 8'10")

UPVC double glazed window to rear aspect, period feature fireplace, radiator and power points.

BATHROOM 2.9m x 1.5m (9'6" x 4'11")

UPVC double glazed obscured window to side aspect, bath with taps

and shower off mains over, wash hand basin, low level WC, tiled splashbacks to all wet areas and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Tarmac driveway for one vehicle to front, brick wall boundary.

REAR OF PROPERTY

Selection of patio areas for outdoor dining, lawn area surrounded by a vast array of well established plants, shrubbery and trees. Pond and timber sheds for storage,

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. There is a flat roof on the extension which had a new roof in 2010. A previous Survey highlighted potential issues with the property's drains. A specialist drain survey has since been commissioned which contradicts this and we have the report available to view in the office upon request.

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 Checker

<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.

