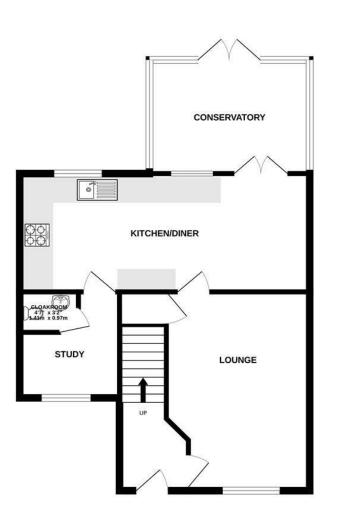
Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68)		71	83
(39-54) E			
(1-20) Not energy efficient - higher running costs	G		
England & Wales		U Directiv 002/91/E0	

GROUND FLOOR 1ST FLOOR





TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) appro

Whilst every attempt has been made to ensure the accuracy of the floopilan contained here, measurement of doors, windows, somes 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. This plan is for illustrative purposes shown have not been tested and no guarante as the other personnel of the process that the process of the previous process of the process of the previous process of the process of the previous process of the pro

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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.

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CHARTERED SURVEYORS • ESTATE AGENTS

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

12 Staynes Crescent, Kingswood, Bristol, BS15 4ET



£345,000

A three bedroom semi detached home situated in a convenient location ideal for first time buyers or families.

■ Living room ■ Kitchen/Dining room ■ Conservatory ■ Study ■ WC ■ Three bedrooms ■ En suite ■ Bathroom ■ South facing garden ■ Off street parking





12 Staynes Crescent, Kingswood, Bristol, BS15 4ET

Situated in a convenient location close by to Kingswood High BEDROOM TWO 2.6m x 2.5m (8'6" x 8'2") Street and park this three bedroom semi detached home UPVC double glazed window to rear aspect, radiator, power provides modern accommodation well suited to first time buyers points and TV ariel point. and families. The home is located within the outstanding Beacon Rise primary School's current catchment area.

Internally the property comprises a welcoming entrance hallway, good sized living room, a spacious kitchen / diner and a conservatory. The ground floor further benefits from a useful study room and a WC. To the first floor, three well proportioned bedrooms are found with the master benefiting from a modern en suite shower room and built in wardrobes while the other two are serviced by a family bathroom.

Externally the rear garden is south facing, mainly laid to lawn **REAR GARDEN** with a patio area for al fresco dining and gated access to the side lane whilst the front benefits from off street parking for two vehicles.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.7m x 1.4m (5'6" x 4'7")

Access to living room, staircase to first floor, tiled flooring, radiator and a power point.

LIVING ROOM 4.7m x 3.5m (15'5" x 11'5")

UPVC double glazed window to front aspect, access to kitchen/diner, access to understairs storage cupboard with power points, radiator and power points.

KITCHEN 7.2m x 2.8m (23'7" x 9'2")

UPVC double glazed windows to rear aspect, French doors to conservatory, access to study, range of matching wall and base units with worktops over, integrated fridge freezer, oven and gas hob with extractor over. Spaces and plumbing for washing machine, dishwasher and a tumble dryer. Sink with mixer tap Flood Risk over, tiled splashbacks to wet areas, heated towel rail, radiator and power points.

CONSERVATORY 3.9m x 2.9m (12'9" x 9'6")

UPVC double glazed windows to rear garden, French doors providing direct access to rear garden, tiled flooring, radiator and power points.

STUDY 2.5m x 2.3m (8'2" x 7'6")

UPVC double glazed obscured window to front aspect, access to WC, radiator, power points and USB points.

WC 1.3m x 0.8m (4'3" x 2'7")

Corner wash hand basin with mixer tap over, low level WC, tiled flooring, extractor fan and a heated towel rail.

FIRST FLOOR

LANDING 2.8m x 1.5m (9'2" x 4'11")

UPVC double glazed window to side aspect, access to all first floor rooms, airing cupboard housing hot water tank, access to loft via hatch and a radiator.

BEDROOM ONE 3.5m x 2.9m (11'5" x 9'6")

UPVC double glazed window to front aspect, access to en suite, fitted wardrobe with mirrored sliding doors, storage cupboard over bulkhead of stairs, radiator, power points and TV ariel point.

EN SUITE 2m x 1.4m (6'6" x 4'7")

UPVC double glazed obscured window to front aspect, walk in electric shower with glass panel door, corner wash hand basin with mixer tap over and storage below, low level WC, tiled splashbacks to wet areas and a heated towel rail.

BEDROOM THREE 2.9m x 1.8m (9'6" x 5'10")

UPVC double glazed window to rear aspect, radiator and power

EXTERIOR

FRONT OF PROPERTY

Tarmac driveway for one vehicle, block paved parking space for another vehicle, gated lane providing access to High Street, steps to front door with hand rails, well established evergreen shrubs, outside power points.

South facing garden, mainly laid to lawn with patio area for outdoor dining, timber shed with power, security light and gated access to side lane.

TENURE

This property is freehold.

AGENT NOTE

The side lane provides access through to the High Street, this is owned by 12 Staynes Crescent and neighbours have right of access to use. It is gated and locked. Please note the property contains covenants.

Prospective purchasers are to be aware that this property is in council tax band C according to 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/

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

Coal Mining and Conservation Areas

environment/conservation-areas

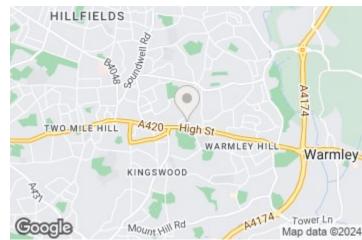
https://www.gov.uk/guidance/using-coal-mining-

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-buildingregulations/conservation-listed-buildings-and-the-historic-

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



















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