

1 High Street, Keynsham, Bristol, BS31 1DP
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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		

12 Staynes Crescent, Kingswood, Bristol, BS15 4ET

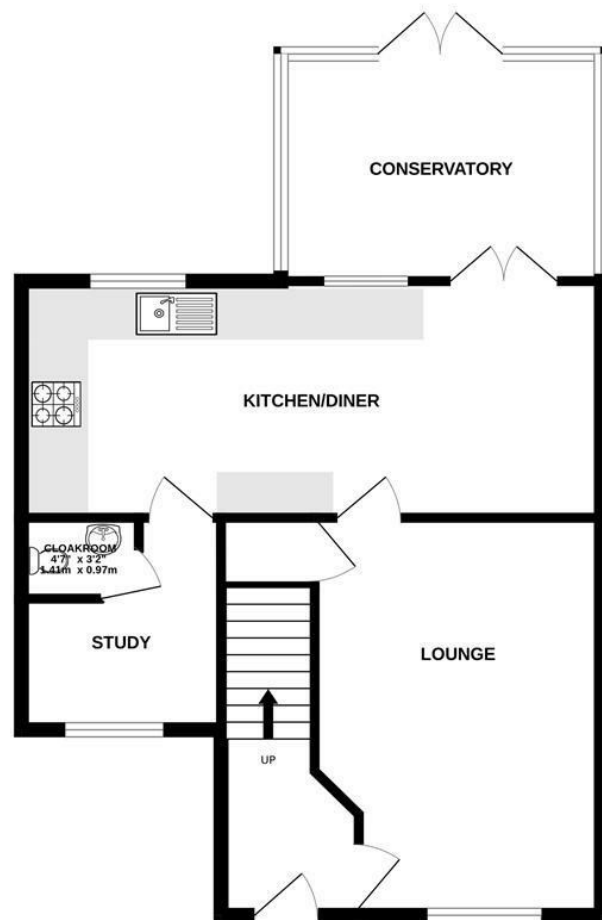


£345,000

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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12 Staynes Crescent, Kingswood, Bristol, BS15 4ET

Situated in a convenient location close by to Kingswood High Street and park this three bedroom semi detached home provides modern accommodation well suited to first time buyers 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 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 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 TWO 2.6m x 2.5m (8'6" x 8'2")

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

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

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

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.

REAR GARDEN

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/>

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.

