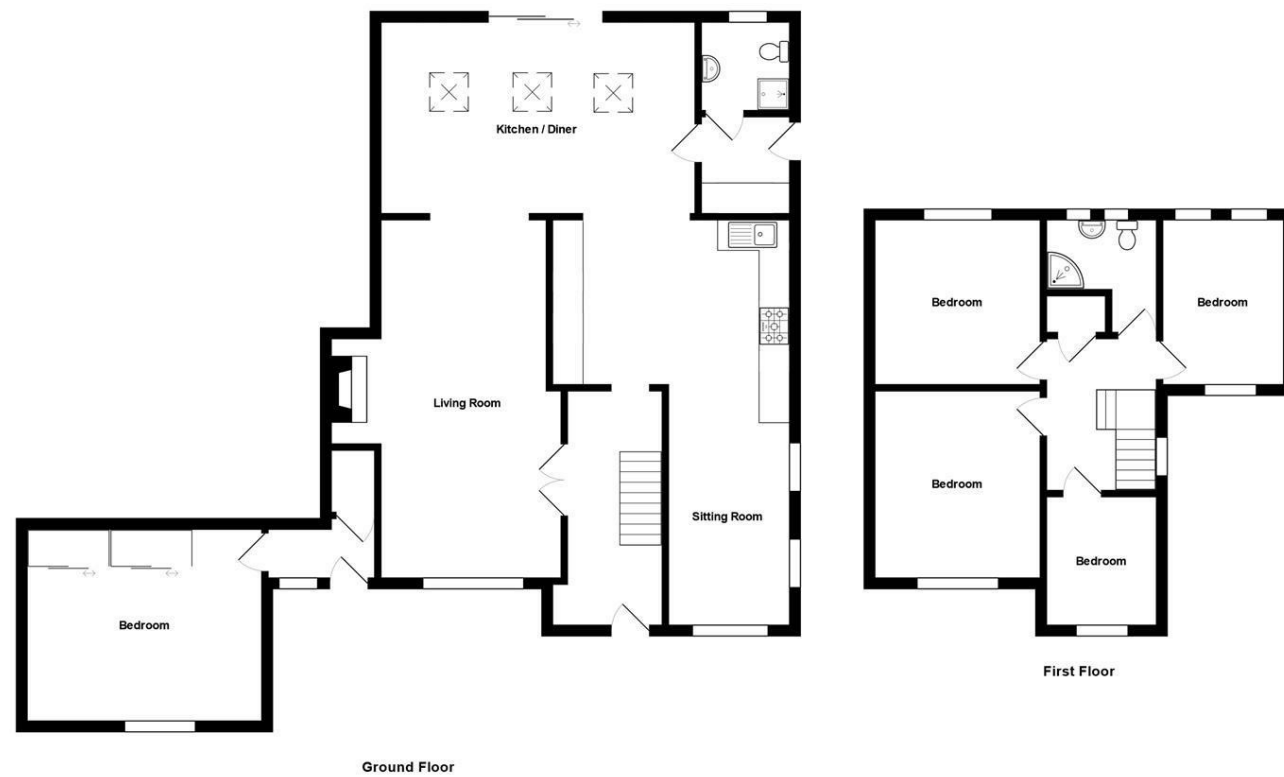


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

75

43



Total Area: 173.4 m² ... 1867 ft²
All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

45 Bath Road, Keynsham, Bristol, BS31 1SL



£700,000

A welcoming sizable home offering an open plan layout in a convenient location with ample parking, generous rear garden and a garage.

- Lounge ▪ Dining room ▪ Kitchen/breakfast room ▪ Ground floor shower room ▪ Ground floor bedroom ▪ Four first floor bedrooms ▪ First floor shower room ▪ Off street parking ▪ Garage ▪ Large gardens

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.



45 Bath Road, Keynsham, Bristol, BS31 1SL

Situated in a highly convenient location on the Wellsway side of town and in close proximity to the town centre amenities, Waitrose supermarket, public transport links and Wellsway secondary school, this bath stone fronted five bedroom detached home presents spacious accommodation well suited to upsizing families.

Internally the ground floor has been extended to the rear and benefits from a welcoming entrance hall, open plan living room/dining room/kitchen, a utility room, shower room and the additional benefit of a downstairs bedroom. To the first floor there are four well balanced bedrooms in addition to a family shower room.

Externally both front and rear gardens are well cared for, the front provides ample parking with a lawn area and trees upon entrance. There is side access to the rear which is mainly laid to lawn with a small patio area. The property also benefits from a garage which has access from the rear.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.89m x 4.79m (6'2" x 15'8")

Radiators, storage underneath the stairs, doors into lounge and kitchen

LOUNGE 3.36m x 7.23m (11'0" x 23'8")

Double glazed window, radiators, power points, feature brick fireplace, brick archway leading to small corridor to downstairs bedroom.

DINING ROOM 6.34 x 3.65 (20'9" x 11'11")

Radiators, power points, double glazed sliding door leading to the patio.

KITCHEN/BREAKFAST ROOM 4.82m x 3.29m (15'9" x 10'9")

High gloss kitchen cabinets, tiled splash backs, plug sockets, built in double oven, gas hob, plumbing for dishwasher.

SNUG 2.4 x 4.83 (7'10" x 15'10")

Converted garage joined to the kitchen, radiators, power points, double glazed window

UTILITY ROOM 1.8m x 1.6m (5'10" x 5'2")

Plumbing for washing machine, PVC door to the side of the property, entrance into shower room

SHOWER ROOM 1.77m x 1.78m (5'9" x 5'10")

Shower, WC, wash hand basin, radiator, tiled floor and splashbacks.

BEDROOM 4.72m x 3.32 (15'5" x 10'10")

Convenient downstairs location, double glazed window, radiator, power points, fitted storage wardrobe cabinet.

FIRST FLOOR

LANDING 2.2m x 2.97m (7'2" x 9'8")

Radiator, access to all upstairs rooms, airing cupboard and access to loft via hatch.

BEDROOM ONE 3.35 x 3.78m (10'11" x 12'4")

Double room, glazed window, radiator, power points.

BEDROOM TWO 3.35m x 3.36m (10'11" x 11'0")

Double room, double glazed window, radiator, power points.

BEDROOM THREE 2.5m x 3.36m (8'2" x 11'0")

Double glazed windows providing double aspect, radiator, and power points

BEDROOM FOUR 2.26m x 2.58m (7'4" x 8'5")

Double glazed window, radiator and power points.

BATHROOM 2.24m x 2.38m (7'4" x 7'9")

Walk in shower, wash hand basin with storage underneath, WC, tiled splash backs, double glazed window

EXTERIOR

FRONT OF PROPERTY

Ample parking, trees and shrubbery, laid to lawn, side access to the rear on the right side

REAR GARDEN

Some steps from the house leading down to the small patio area, laid to lawn, trees and shrubbery, rear access

GARAGE 3.72 x 5.79 (12'2" x 18'11")

Detached garage accessed via the road behind, door to the side, power and lighting and two single glazed windows.

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.

