

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. Made with Metropix ©2024.

60 Old Vicarage Green, Keynsham, Bristol, BS31 2DH



£425,000

A sizeable three bedroom townhouse situated in a convenient location close by to Keynsham High Street and train station.

- Central town location
- Townhouse
- Lounge
- Kitchen / dining room
- Three bedrooms
- Family shower room
- Workshop
- Garden

[www.daviesandway.com](http://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.



# 60 Old Vicarage Green, Keynsham, Bristol, BS31 2DH

This three bedroom townhouse offers versatile accommodation that is well suited to both upsizing families and couples downsizing. Located within a highly sought after complex in the centre of town offering a convenient location just a stone's throw away from Keynsham High Street and train station.

The property is entered on the first floor which comprises of a welcoming entrance hallway and a delightful lounge with floor to ceiling windows that directly overlook the garden. Additionally on this floor a third bedroom/home office is found as well as a useful WC. A spacious kitchen/dining room is found on the ground floor with direct access to the rear garden and to a useful workshop (formerly a garage). The top floor offers two double bedrooms (both benefiting from built in storage) and a modern family shower room.

Externally the property benefits from a low maintenance rear garden consisting of mainly laid to patio and a gate for rear access leading to the communal gardens. These gardens enjoy a selection of mature trees and shrubs, a large lawn and seating area that residents' have exclusive use of.

## INTERIOR

### FIRST FLOOR

#### ENTRANCE HALLWAY 2.7m x 1.1m (8'10" x 3'7" )

Access to first floor rooms and staircase leading to ground floor.

#### LOUNGE 5.1m x 4.1m (16'8" x 13'5" )

UPVC double glazed window to rear aspect, access to bedroom three and staircase leading to first floor. Fitted shelving, vents for hot air heating system, underfloor heating and power points.

#### BEDROOM THREE 2.7m x 1.8m (8'10" x 5'10" )

UPVC double glazed window to front aspect, storage cupboard housing vaillant combination boiler, vent for hot air heating system and power points.

#### CLOAKROOM 1.5m x 0.8m (4'11" x 2'7" )

UPVC obscured double glazed window to side aspect, wash hand basin with tiled splashback and a low level wc.

### GROUND FLOOR

#### KITCHEN / DINING ROOM 6.9m x 4.1m (22'7" x 13'5" )

UPVC double glazed window to rear aspect, door providing direct access to rear garden, door access to workshop and staircase to first floor with a storage cupboard below housing hot air heating system. Matching base units with wooden work surfaces over, integrated slimline dishwasher, electric oven and gas hob with extractor hood over, space for fridge and freezer. Stainless steel one and a quarter sink with mixer tap over, work surface creating a breakfast bar, tiled splash backs to wet areas and tiled flooring. Pantry cupboard, vents for hot air heating system, underfloor heating and power points.

#### WORKSHOP 5.5m x 4.3m (18'0" x 14'1" )

to maximum points. Door access to storage space at front. Plumbing for washing machine and power points.

### SECOND FLOOR

#### LANDING 1.9m x 1.7m (6'2" x 5'6" )

to maximum points. Access to second floor rooms and power points.

#### BEDROOM ONE 4.1m x 4m (13'5" x 13'1" )

to maximum points. UPVC double glazed window to rear aspect, three built in storage cupboards, air vents for hot air heating system and power points.

#### BEDROOM TWO 3.7m x 1.8m (12'1" x 5'10" )

UPVC double glazed window to front aspect, built in storage cupboard, vent for hot air heating system and power points.

#### SHOWER ROOM 2.8m x 1.8m (9'2" x 5'10" )

### FRONT OF PROPERTY

Private planting space, raised communal pathway that provides access to the front door,

### REAR GARDEN

Mainly laid to patio with wall boundaries. Flower bed with well established shrubbery and a storage cupboard.

### COMMUNAL GARDENS

Pretty communal gardens that the home directly backs onto and overlooks that offers an array of mature trees and shrubs, a large lawn and several seating areas that residents have exclusive use of.

### TENURE

This property is freehold. There is an estate charge of £312 per annum is payable.

### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website. The property contains restrictive covenants.

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](http://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.

