

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 106.0 m² ... 1141 ft² (excluding garage)
All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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61 Lockingwell Road, Keynsham, Bristol, BS31 2EF



Guide Price £400,000

A sympathetically extended three double bedroom semi detached home well suited to both couples and families alike.

- Semi detached
- Lounge
- Dining room
- Kitchen
- Three double bedrooms
- Bathroom
- Off street parking
- Garage
- Garden

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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61 Lockingwell Road, Keynsham, Bristol, BS31 2EF

Having been subject to improvements and extensions to both the ground and top floor, this larger than typical three double bedroom semi detached home offers modern, spacious accommodation throughout and well suited to purchasers wishing to benefit from a quiet location in close proximity to Broadlands School.

Internally the accommodation is arranged over three floors with the ground floor offering a full width lounge with feature fireplace, a full width dining/family room which leads to a modern kitchen that accesses the rear garden. To the first floor, two double bedrooms and a modern family bathroom are found, while the top floor offers a further double bedroom with dormer windows to the front and rear which flood the room with light.

Externally the front of the property is mainly laid to block paving that provides ample off street parking which is accessed via a dropped kerb, while the rear has been landscaped with ease of maintenance in mind and is laid to an artificial lawn with several seating areas. The property further benefits from a versatile workshop which adjoins the rear garden.

INTERIOR

GROUND FLOOR

Entrance into family/dining room.

FAMILY/DINING ROOM 4.8m x 3.3m (15'8" x 10'9")

Double glazed window to side aspect, radiator, power points, understairs storage cupboard, door leading to lounge, opening leading to kitchen.

KITCHEN 3.9m x 3.3m (12'9" x 10'9")

to maximum points. Dual aspect double glazed windows to rear and side aspects, double glazed velux style window to roofline, obscured glazed door to side aspect leading to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, wash hand basin with mixer tap over, integrated low level fridge, space and gas supply for Range style oven with oversized extractor fan over, wall mounted gas combination boiler, power points, tiled splashbacks to all wet areas.

LOUNGE 4.8m x 3.5m (15'8" x 11'5")

Dual aspect double glazed windows to front and side aspects, feature gas flame effect fireplace, power points.

FIRST FLOOR

LANDING 3.2m x 1.6m (10'5" x 5'2")

to maximum points. Radiator, stairs rising to second floor, doors leading to rooms.

BEDROOM ONE 4.9m x 2.8m (16'0" x 9'2")

to maximum points. Dual double glazed windows to front aspect, radiator, power points, built in wardrobe.

BEDROOM TWO 3.5m x 3m (11'5" x 9'10")

Double glazed window to rear aspect overlooking rear garden, built in storage cupboards, radiator, power points.

BATHROOM 2.3m x 1.7m (7'6" x 5'6")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

SECOND FLOOR

BEDROOM THREE 2.8m x 2.1m (9'2" x 6'10")

to maximum points. Restricted head height to certain aspects. Dual aspects dormer windows to front and rear aspects, radiator, power points, storage to eaves.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving that provides

off street parking and is accessed via dropped kerb, fenced boundaries, path leading to front door, gated path leading to garage/workshop, external power points.

REAR GARDEN

Mainly laid to artificial lawn with fenced boundaries, raised seating area, timber shed, pedestrian access to garage/workshop

WORKSHOP 5.5m x 2.9m (18'0" x 9'6")

Double glazed window to rear aspect, double glazed French doors to side aspect leading to garden benefitting from power and lighting and plumbing for a washing machine.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware a previous Survey highlighted potential issues with the property's roof and electrics. Specialists have been commissioned to investigate this further, full details of these reports will be available from the office upon request. The property is in council tax band C according to the www.gov.uk website. This property benefits from an extension into the loft to provide a further bedroom, these works were completed by a previous owner and an indemnity insurance is in place to cover the lack of planning permission/building regulation approval. Additionally, the current owners claimed on their building insurance in 2021 following on from a neighbour removing a nearby tree which caused damage to number 61. All required works were completed in 2021 and no further issues have arisen. The annual building insurance premium is approximately £260 and is covered by Acorn Insurance.

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>

Conservation Areas

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

