



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

61 Lockingwell Road, Keynsham, Bristol, BS31 2EF



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



Guide Price £400,000

A sympathetically extended three double bedroom semi detached home well suited to both couples an 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
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.



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 due to a nearby tree which caused damage to number 61. The tree was removed and 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>

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

