Energy Efficiency Rating			
		Current	Potenti
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E0	

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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.



CHARTERED SURVEYORS • ESTATE AGENTS

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

7 Wheathill Close, Keynsham, Bristol, BS31 2HL



£450,000

A spacious two bedroom detached bungalow situated in a quiet cul de sac within the heart of Keynsham.

■ Detached ■ Living room ■ Kitchen/breakfast room ■ Conservatory ■ Utility room ■ Two
bedrooms ■ Bathroom ■ Shower room ■ Driveway ■ Good sized rear garden





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7 Wheathill Close, Keynsham, Bristol, BS31 2HL

This two bedroom detached bungalow sits within a quiet cul SHOWER ROOM 2m x 1.8m (6'6" x 5'10") de sac that is conveniently located for access to the town centre and transport links via the Keynsham mainline railway station and the North Bristol ring road.

The property is entered through a spacious entrance hallway which provides access to a living room boasting a bay FRONT OF PROPERTY window, a good sized kitchen / breakfast room which leads to a conservatory, two well proportioned bedrooms (with the main benefiting from a built in wardrobe) and a three piece suite bathroom. The interior is completed with a useful utility room and shower room.

Externally a generous rear garden is presented with mainly laid to lawn, well established evergreen shrubbery and a choice of laid to chippings or patio for outdoor dining while the front of the property benefits from mainly laid to concrete providing a driveway for ample vehicles and access to the garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.8m x 2.5m (12'5" x 8'2")

to maximus points. Doors to access rooms, cloak cupboard housing fuse box and electric meter, radiator and power

LIVING ROOM 5.2m x 3.5m (17'0" x 11'5")

Double glazed bay window to front aspect, electric fireplace with stone surround, radiator and power points.

KITCHEN/BREAKFAST ROOM 3.7m x 3.4m (12'1" x 11'1")

Double glazed sliding door to conservatory, matching wall and base units with laminate worktops over and tiled splashbacks. Integrated electric Neff double oven and gas hob with extractor over, space for fridge under worktops, stainless steel sink with mixer tap over, radiator and power

CONSERVATORY 3.9m x 3.5m (12'9" x 11'5")

French doors providing direct access to garden and double glazed windows overlooking. Glazed wooden door to utility, tiled flooring, radiators and power points.

UTILITY ROOM 2.7m x 2m (8'10" x 6'6")

Double glazed window to rear aspect, door to access shower room. Matching wall and base units with laminate worktops and tiled splashbacks. Stainless steel sink with mixer tap over, space and plumbing for washing machine and space for freezer under worktops. Wall mounted gas boiler, radiator and power points.

BEDROOM ONE 4.3m x 3.2m (14'1" x 10'5")

Double glazed bay window to front aspect, built in wardrobes with sliding doors, radiator and power points.

BEDROOM TWO 3.5m x 2.3m (11'5" x 7'6")

Double glazed window to rear aspect, radiator and power points.

BATHROOM 2.7m x 1.9m (8'10" x 6'2")

Double glazed obscured window to rear aspect, bath with shower off mains overhead, wash hand basin and a low level WC. Halfway tiled walls, airing cupboard and a radiator.

Double glazed obscured window to front aspect, walk in shower cubicle off mains, wash hand basin and a low level WC. Halfway tiled walls and a radiator.

EXTERIOR

Mainly laid to concrete driveway for ample vehicles which provides access to car port and garage. Gated access to

REAR GARDEN

Slightly sloped lawn with sections and a pathway with gradual steps to top of garden. Choice of a patio area of laid to chippings for outdoor dining. Pergola with Japanese rose growing over. Range of well established evergreens to boundaries and a timber shed for storage.

GARAGE 4.6m x 2.4m (15'1" x 7'10")

Double glazed obscured window overlooking garden, up and over garage door, lighting and power points.

This property is freehold.

AGENT NOTE

This property is in council tax band D 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 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-buildingregulations/conservation-listed-buildings-and-the-historicenvironment/conservation-areas

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





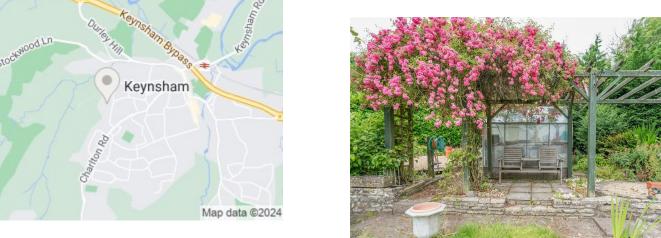














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