


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	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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7 Wheathill Close, Keynsham, Bristol, BS31 2HL

This two bedroom detached bungalow sits within a quiet cul 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 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 points.

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 points.

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.

SHOWER ROOM 2m x 1.8m (6'6" x 5'10")

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

FRONT OF PROPERTY

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

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.

TENURE

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-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.

