


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 Medway Drive, Keynsham, Bristol, BS31 1SE



£725,000

A well looked after spacious detached home with fantastic gardens sitting on the Wellsway side of town, well suited to upsizing families.

- Detached
- Good sized front and rear gardens
- Double garage
- Driveway
- Two Reception rooms
- Kitchen/Breakfast room
- Three/Four bedrooms
- Modern Bathroom
- En suite
- WC

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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7 Medway Drive, Keynsham, Bristol, BS31 1SE

Situated on a popular road on the Wellsway side of town, this spacious detached home occupies a generous corner plot boasting generous gardens and versatile accommodation.

Internally the ground floor accommodation comprises of a roomy entrance hallway which provides access to a full depth lounge, a separate dining room with double doors to the garden, a good sized kitchen and a useful WC. To the first floor three well balanced bedrooms are found (with the main benefiting from an ensuite and walk in wardrobe, while the remaining two contain built in storage) in addition to a modern three piece suite bathroom.

Externally the home sits within a mature corner plot with the rear garden being mainly laid to lawn surrounded by a vast array of well established plants and shrubbery, a large patio area is presented for al fresco dining and an area of chippings which plays host to a fish pond. To the front of the property block paving provides off street parking and access to two single garages while there is also a good sized lawn playing host to further well established plants, shrubbery and several trees.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.4m x 3.1m (14'5" x 10'2")

to maximum points. Wooden glazed front door, wooden glazed windows to both front and side aspect, access to ground floor rooms and staircase to first floor with storage cupboard below. Radiator.

LOUNGE 5.3m x 3.7m (17'4" x 12'1")

Double glazed window to front and side aspects, double glazed door and window to rear aspect providing direct access to rear garden. Glazed wooden doors to dining room, bespoke fitted alcove storage cupboards and shelving, gas fireplace with stone surround and mantle, radiators and power points.

DINING ROOM 3.6m x 2.9m (11'9" x 9'6")

Double glazed window and double doors providing direct access to rear garden, glazed wooden doors to living room, bespoke fitted alcove storage cupboards and shelving, radiator and power points.

KITCHEN 4.2m x 2.7m (13'9" x 8'10")

Double glazed windows to both rear and side aspects, wooden glazed door to exterior side access. Serving hatch to dining room, matching wall and base units with laminate worktops over, integrated dishwasher, fridge, freezer, electric oven and gas hob with extractor over. One and a quarter sink with mixer tap over, space and plumbing for washing machine, work surface area with space for seating below, radiator and power points.

WC 1.7m x 1m (5'6" x 3'3")

Double glazed obscured window to front aspect, wash hand basin with taps and tiled splashback, low level WC and a radiator.

FIRST FLOOR

LANDING 4.3m x 2m (14'1" x 6'6")

Double glazed windows to front aspect, doors to access first floor rooms, radiator and power points.

BEDROOM ONE 3.7m x 3.4m (12'1" x 11'1")

Double glazed windows to both rear and side aspects, door access to en suite, radiator and power points.

EN SUITE 2m x 1.4m (6'6" x 4'7")

Walk in shower cubicle (electric), wash hand basin, low level WC, tiled splashbacks to wet areas and extractor activated by light switch.

BEDROOM TWO 3.5m x 2.7m (11'5" x 8'10")

Double glazed windows to rear aspect, wardrobe with sliding doors (excluded from measurements) radiator and power points.

BEDROOM THREE 4m x 2.7m (13'1" x 8'10")

to maximum points. Double glazed windows to rear aspect, built in storage cupboards, radiator and power points.

BEDROOM FOUR/WALK IN WARDROBE 2.8m x 1.8m (9'2" x 5'10")

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

BATHROOM 2.1m x 1.7m (6'10" x 5'6")

Double glazed obscured windows to both front and side aspects, tiled walls and flooring, bath with shower off mains over and a glass shower panel, wash hand basin with mixer tap over, a low level WC, heated towel rail and shaving power points.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to lawn with wall and hedges to front boundaries, well established plants and shrubbery including hydrangeas and ox-eye daises, block paved driveway for multiple vehicles accessed via dropped kerb and providing access to two single garages. Block paved pathway to front door.

GARDEN

Patio area for al fresco dining, level lawn surrounded by an array of well established shrubbery including, rosemary, fern and honeysuckle. Area of laid to chippings providing base for a greenhouse and pond. Vegetable patch, mix of fenced and hedges for boundaries. Door access to three storage cupboards to rear of garage.

GARAGE ONE 5.3m x 2.5m (17'4" x 8'2")

Roll up garage door, wooden door to garden, lighting and power points.

GARAGE TWO 6.3m x 2.4m (20'8" x 7'10")

Roll up garage door, wooden door to garden, lighting and power points.

TENURE

This property is Leasehold. 999 years from 25th March 1960. Ground Rent payable of £32.00 per annum.

AGENT NOTE

This property is in council tax band E 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.

