

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 189.7 m² ... 2042 ft²
All measurements are approximate and for display purposes only.

33 Charlton Park, Keynsham, Bristol, BS31 2NB



£750,000

A handsome double bay fronted detached home within close proximity to the well regarded St John's primary school.

- Detached ▪ Driveway ▪ Three reception rooms ▪ Kitchen / diner ▪ WC ▪ Three bedrooms ▪ Bathroom ▪ Annexe with additional bedroom ▪ Shower room ▪ Fantastic rear garden

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33 Charlton Park, Keynsham, Bristol, BS31 2NB

Located within close proximity to the well regarded St John's primary school, local amenities and public transport, this substantial detached home offers versatile and spacious accommodation boasting an excellent rear garden, well suited to families.

Internally, the ground floor comprises a welcoming entrance hallway which leads to a bay fronted living room, a separate dining room and a modern kitchen diner with French doors providing direct access to the rear garden. The ground floor is completed by a useful WC and a third reception room with access through to an adjoining annexe consisting of an open plan living space, shower room and bedroom. To the first floor three well proportioned bedrooms are found serviced by a family bathroom.

Externally, the front of the property benefits from a driveway for multiple vehicles whilst the rear garden is a fantastic size of mainly laid to lawn with a raised decking for outdoor dining and a vast array of well established plants and shrubbery.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.7m x 2.7m (15'5" x 8'10")

Access to ground floor rooms, staircase to first floor with wooden banister and storage cupboard below, radiator and power points.

RECEPTION ONE 4.6m x 4.1m (15'1" x 13'5")

UPVC double glazed bay window to front aspect, feature fireplace, radiator and power points.

RECEPTION TWO 4.5m x 4.1m (14'9" x 13'5")

Glazed double doors to reception room three, open fireplace with wooden surround, radiator and power points.

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

UPVC double glazed French doors providing direct access to rear garden, opening to kitchen / diner, door access to annexe, fitted storage cupboard, radiator and power points.

KITCHEN / DINER 6.9m x 3.8m (22'7" x 12'5")

UPVC double glazed window to side aspect and French doors to rear providing direct access to garden, matching high gloss wall and base units with work surfaces over and spaces for white goods, plumbing for dishwasher, sink with mixer tap over and tiled splashbacks to all wet areas. Tiled flooring, large pantry cupboard housing gas combi boiler, radiator and power points.

WC 1.3m x 1.8m (4'3" x 5'10")

UPVC double glazed obscured window to side aspect, tiled flooring, wash hand basin and a low level WC.

FIRST FLOOR

LANDING

UPVC double glazed window to side aspect, access to all first floor rooms, access to loft via hatch.

BEDROOM ONE 4.6m x 4.4m (15'1" x 14'5")

UPVC double glazed bay window to front aspect, radiator and power points.

BEDROOM TWO 4.5m x 4.4m (14'9" x 14'5")

UPVC double glazed bay window to rear aspect, radiator and power points.

BEDROOM THREE 3 x 2.7m (9'10" x 8'10")

UPVC double glazed window to rear aspect, radiator and power points.

BATHROOM 2.4m x 2.2m (7'10" x 7'2")

UPVC double glazed obscured windows to both front and side aspect, bath with shower off mains over, wash hand basin, low level wc, tiled flooring and walls, heated towel rail.

ANNEXE

RECEPTION ROOM 4.4m x 3.2m (14'5" x 10'5")

UPVC double glazed window to front aspect, open plan access to

kitchen area and door access to hallway. Electric radiator and power points.

KITCHEN 2.1m x 1.4m (6'10" x 4'7")

Matching wall and base units with laminate worktops, space for white goods, stainless steel sink with mixer tap over, tiled splashbacks and power points.

HALLWAY 3.4m x 0.8m (11'1" x 2'7")

Access to shower room, bedroom and to loft via hatch.

SHOWER ROOM 2.1m x 1.7m (6'10" x 5'6")

Electric walk in shower cubicle, vanity unit with wash hand basin, low level WC, tiled walls, natural light tunnel, extractor and an electric heated towel rail.

BEDROOM FOUR 3.5m x 3.1m (11'5" x 10'2")

UPVC double glazed window to rear aspect and door providing direct access to rear garden, door to access reception room three, electric radiator and power points.

EXTERIOR

FRONT

Mainly laid to tarmac driveway for multiple vehicles, gated side access to rear garden and a wooden bin store.

REAR

Mainly laid to lawn, raised decking area ideal for al fresco dining, wall and fence boundaries, vast array of well established plants and shrubbery and a timber storage shed.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. There is a separate EPC for the annexe, please see <https://www.gov.uk/find-energy-certificate>.

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

<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.

