

1 High Street, Keynsham, Bristol, BS31 1DP
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		63	
(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		



Total Area: 88.1 m² ... 948 ft²
 All measurements are approximate and for display purposes only.

15 Heathfield Close, Keynsham, Bristol, BS31 2HJ



£475,000

A spacious three bedroom detached bungalow boasting a fantastic rear garden in a quiet cul de sac in the heart of Keynsham.

- Detached
- Entrance hallway
- Two Reception rooms
- Kitchen
- Three bedrooms
- Bathroom
- Driveway
- Garage
- Fantastic rear garden
- Quiet cul de sac location

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15 Heathfield Close, Keynsham, Bristol, BS31 2HJ

Located in a quiet cul de sac in the heart of Keynsham, this three bedroom detached bungalow offers spacious accommodation with the opportunity to add your own stamp to and boasts a fantastic rear garden, ideal for those downsizing.

The property is entered through a welcoming entrance hallway which in turn leads to a front reception room with a bay window, a rear reception room with sliding doors directly onto the rear garden and a good sized kitchen. The bungalow is completed internally with three well proportioned bedrooms and a three piece suite bathroom.

Externally the rear garden is mainly laid to lawn with a vast array of well established plants and shrubbery while the front benefits from a driveway for ample vehicles which is also used to access a detached garage.

INTERIOR

GROUND FLOOR

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

to maximum points. Access to to internal rooms, access to loft via a hatch, cupboard housing fuse box, radiators and power points.

RECEPTION ONE 3.7m x 3.6m (12'1" x 11'9")

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

RECEPTION TWO 3.8m x 3.6m (12'5" x 11'9")

Double glazed sliding door to rear garden, gas fireplace, radiator and power points.

KITCHEN 3.3m x 3m (10'9" x 9'10")

Double glazed windows to both rear and side aspect and glazed door to rear garden. Matching wall and base units with laminate work surfaces over and tiled splashbacks. One and a quarter sink with mixer tap over, space and plumbing for a washing machine and space for electric oven. Pantry cupboard, radiator and power points.

BEDROOM ONE 3.6m x 3.1m (11'9" x 10'2")

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

BEDROOM TWO 3.6m x 2.8m (11'9" x 9'2")

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

BEDROOM THREE 3m x 2.5m (9'10" x 8'2")

Double glazed window to side aspect, cupboard housing gas Worcester boiler, radiator and power points.

BATHROOM 2m x 1.9m (6'6" x 6'2")

Double glazed obscured window to side aspect, bath with shower attachment connected to taps over, wash hand basin, WC and tiled walls to wet areas. Radiator.

EXTERIOR

FRONT OF PROPERTY

Laid to tarmac driveway accessed via dropped kerb and providing access to garage. Stone Wall boundary to front with evergreen hedge to side and a lawn garden.

GARAGE 5.2m x 2.3m (17'0" x 7'6")

Single glazed window to rear garden, up and over garage door. Power points.

REAR GARDEN

Mainly laid to level lawn with a concrete pathway running to the end of garden. A vast array of well established evergreen shrubs and hedges to boundaries, an apple tree and gated side access to driveway. Laid to chipping with timber storage shed, patio area for outdoor dining and a flower bed boasting a hydrangea.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that 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

<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.

