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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

23 Tiberius Road, Keynsham, Bristol, BS31 2FF



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£485,000

An immaculately presented four bedroom townhouse located within a highly sought after development.

- Townhouse
- Kitchen/dining room
- Lounge
- Four bedrooms
- Bathroom
- En suite shower room
- WC
- Parking
- Garage
- Garden

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23 Tiberius Road, Keynsham, Bristol, BS31 2FF

An excellent example of a well cared for and improved four bedroom townhouse that enjoys a delightful setting in the heart of Somerdale, close to an abundance of amenities and directly overlooks a nearby park.

Internally the accommodation is arranged over three floors with the ground floor offering a roomy entrance hallway, a full width fully fitted kitchen/dining room that directly accesses the rear garden and a handy WC. To the first floor a spacious landing with full height windows is found which leads to a full width lounge with a Juliette balcony in addition to a family bathroom and a guest bedroom/home office which enjoys the added luxury of enclosed balcony with far reaching views. To the second floor three generous bedrooms are found, with the master offering the additional benefit of an en suite shower room.

Externally the front of the property has been laid to hardstanding that provides off street parking for two vehicles and leads to the single garage, while the rear garden is of a sunny south westerly aspect and offers a level lawn, generous patio, covered pergola seating area and several well stocked flower beds.

Properties in Somerdale are highly sought after due to the abundance of amenities within the nearby Chocolate Quarter and the well regarded primary school that is within close proximity. This home has the added benefit of fronting onto a neighbouring park which several rooms enjoy views of as well as a sunny south westerly facing rear garden.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.1m x 2.2m (16'8" x 7'2")

Obscured double glazed window to front aspect, radiator, power points, stairs rising to first floor landing. Doors leading to rooms.

KITCHEN /DINING ROOM 5.4m x 3.5m (17'8" x 11'5")

Double glazed window and double glazed French doors with inset blinds to rear aspect overlooking and providing access to rear garden. Fitted kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob and stainless steel extractor fan over, integrated fridge/freezer, dishwasher, washing machine and wall mounted gas boiler, power points, splashbacks to all wet areas. Dining area offering ample space for family sized dining table and benefitting from a radiator and power points.

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

Modern matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC, extractor fan, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 5.1m x 2.5m (16'8" x 8'2")

Double glazed window to front aspect overlooking neighbouring green space with inset shutters, radiator, power points, stairs rising to second floor landing, doors leading to rooms.

LOUNGE 5.3m x 3.5m (17'4" x 11'5")

Dual double glazed windows with inset blinds to rear aspect and double glazed French doors to Juliette balcony overlooking the rear garden, radiator, power points.

BEDROOM FOUR 3.2m x 3.1m (10'5" x 10'2")

Double glazed French doors to front aspect to balcony, radiator, power points.

BALCONY

Enclosed balcony enjoying delightful views of nearby green space.

BATHROOM 3.1m x 1.9m (10'2" x 6'2")

Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

SECOND FLOOR

LANDING 3.8m x 1.1m (12'5" x 3'7")

Access to loft via hatch. Built in storage cupboard housing hot water cylinder, radiator, doors leading to rooms.

BEDROOM ONE 4.8m x 3m (15'8" x 9'10")

to maximum points. Dual double glazed windows to front aspect enjoying delightful views of a nearby park, built in double wardrobe, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.1m x 1.5m (6'10" x 4'11")

Modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

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

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

BEDROOM THREE 3.5m x 2.2m (11'5" x 7'2")

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

EXTERIOR

FRONT OF PROPERTY

Accessed via dropped kerb and leading to hardstanding off street parking for two vehicles, path leading to front door.

REAR GARDEN

To a sunny south westerly aspect and landscaped with ease of maintenance in mind, mainly laid to lawn with fenced boundaries, generous patio ideal for al fresco dining, covered pergola seating area, well stocked flower beds.

GARAGE

Single garage accessed via up and over door, benefitting from power and lighting.

TENURE

This property is freehold. There is an estate charge payable of £223.73 per annum.

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.

