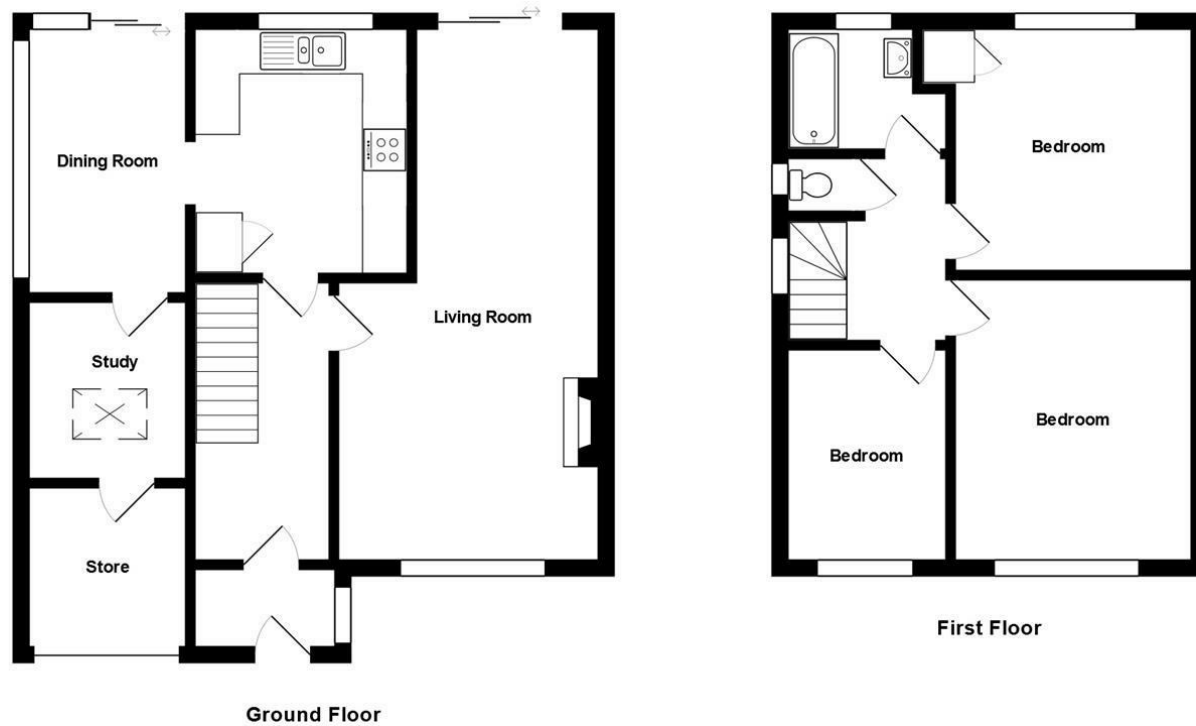


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 Tel: 0117 9863681 email: keynsham@daviesandway.com

17 Torridge Road, Keynsham, Bristol, BS31 1QG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	82
(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	



Total Area: 103.6 m² ... 1115 ft²
 All measurements are approximate and for display purposes only.



£450,000

An excellently presented three bedroom semi-detached home that offers modern, extended accommodation throughout.

- Semi-detached
- Lounge/Dining Room
- Kitchen
- Dining/Family Room
- Utility Room/office
- Three Bedrooms
- Bathroom
- WC
- Off Street Parking
- Garden

www.daviesandway.com
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 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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17 Torridge Road, Keynsham, Bristol, BS31 1QG

A fine example of a sympathetically extended three bedroom semi-detached home that offers modern contemporary accommodation throughout, that's well suited to both couples and families alike. In addition to the versatile living space, the home offers a highly convenient setting in close proximity to the Wellsway school complex and several local amenities.

Internally, the ground floor consists of a porch, a lengthy entrance hallway and a generous lounge/dining room that measures 7.24m (23'9") in length. This floor further offers a contemporary kitchen that leads to a separate family/dining room which directly spills onto the rear garden via full width bi-folding doors. The ground floor accommodation is completed by a partly converted garage that could be easily utilised as a home office or utility room. To the first floor, three bright and airy bedrooms are found, in addition to a modern bathroom and a separate WC.

Externally, both front and rear gardens have been landscaped with ease of maintenance in mind, the front offers a generous blocked paved driveway and gated access to the rear. While the rear garden benefits from a full width raised deck ideal for entertaining, an enclosed, level lawn and fenced boundaries.

INTERIOR

GROUND FLOOR

PORCH 1.22 x 1.90m (4'0" x 6'2")

Obscured windows to front and side aspects. door providing access to entrance hallway, wall lighting.

ENTRANCE HALLWAY 3.91m x 1.86m (12'9" x 6'1")

Stairs rising to first floor landing, built in storage cupboard, doors leading to rooms, radiator, power points.

LOUNGE/DINING ROOM 7.24m x 3.90m narrowing to 2.51m (23'9" x 12'9" narrowing to 8'2")

UPVC double glazed window to front aspect, UPVC double glazed sliding doors providing access to rear garden to rear aspect, two radiators, power points, electric fireplace with stone surround, dimmer lighting, USB plug sockets.

KITCHEN 3.44m x 2.93m (11'3" x 9'7")

Opening providing access to dining room, UPVC double glazed window to rear aspect, kitchen comprising matching contemporary high gloss wall and base units with roll top work surfaces, integral electric oven, integral grill, integral microwave, induction four ring hob, bowl and a quarter sink with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, large storage cupboard, wall mounted gas combination boiler, tiled splashbacks to all wet areas, breakfast bar, radiator, power points

DINING/FAMILY ROOM 3.89m x 2.27m (12'9" x 7'5")

UPVC double glazed bi-folding doors to rear aspect, UPVC double glazed windows to side aspect, ample space for family sized dining table, two modern vertical radiators, dimmer lighting, power points. Door providing access to utility room/office

UTILITY ROOM/OFFICE 2.33m x 2.21m (7'7" x 7'3")

Skylight lantern to roof, space for tumble dryer, space for fridge/freezer, heated towel rail/vertical radiator, power points, door providing access to partitioned garage.

FIRST FLOOR

LANDING 2.58 m x 1.19m (8'5" m x 3'10")

Obscured UPVC double glazed window to side aspect, access to loft via hatch, doors leading to rooms.

BEDROOM ONE 3.87m x 2.58m (12'8" x 8'5")

UPVC double glazed window to front aspect, ample space for storage cupboards, radiator, dimmer lighting, USB plugs, power points

BEDROOM TWO 3.45m x 3.44m (11'3" x 11'3")

UPVC double glazed window to rear aspect, built in storage cupboard, radiator, dimmer lighting, power points

BEDROOM THREE 2.83m x 2.18m (9'3" x 7'1")

this measurement includes bulkhead. UPVC double glazed window to front aspect. Built in storage cupboard above box head of stairs, radiator, dimmer lighting, power points.

BATHROOM 1.72m x 1.71m (5'7" x 5'7")

Obscured UPVC double glazed window to rear aspect, fully tiled bathroom comprising high gloss floating vanity unit sink with mixer tap over, tiled bath with adjustable waterfall shower head, heated towel rail.

WC 1.08m x 0.81m (3'6" x 2'7")

Obscured UPVC double glazed window to side aspect comprising low level WC, radiator.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to block paving with grassed and fenced areas, fenced boundaries, gated lane providing access to rear garden.

REAR GARDEN

Mainly laid to lawn with fenced boundaries and large decking area, double external power socket.

PARTIALLY CONVERTED GARAGE 2.52m x 2.03m (8'3" x 6'7")

Electric roller door, benefiting power and lighting and modern vertical radiator

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property benefits from solar panels that are owned outright and included in the sale, additionally the property is in council tax band D according to www.gov.uk website.

ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

