



Total Area: 80.3 m² ... 864 ft²
All measurements are approximate and for display purposes only.

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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5 Westfield Close, Keynsham, Bristol, BS31 2HQ



Offers In The Region Of £400,000

A three bedroom semi detached bungalow situated in a quiet cul de sac location within the heart of Keynsham.

- Semi detached ▪ Entrance hallway ▪ Living room ▪ Kitchen ▪ Conservatory ▪ Three bedrooms ▪ Bathroom ▪ Rear garden ▪ Driveway ▪ Cul de sac location



5 Westfield Close, Keynsham, Bristol, BS31 2HQ

Sitting in a tucked away quiet cul de sac within Keynsham this three bedroom semi detached bungalow offers good sized accommodation well suited to those downsizing and the opportunity for buyers to add their own stamp to.

The bungalow is entered through a welcoming entrance hallway that leads to a living room boasting parquet flooring and a feature fireplace and a kitchen leading to a conservatory overlooking a well maintained rear garden with well stocked flower beds, choice of patio or slate chipping areas for outdoor seating and useful timber storage sheds. Internally, the home is completed with three well proportioned bedrooms and a family bathroom.

Further benefits include a laid to concrete driveway to the front of the property with more well stocked flower beds.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.1m x 0.9m (16'8" x 2'11")

Access to internal rooms, cupboard housing fuse box, power points.

LIVING ROOM 3.9m 3.6m (12'9" 11'9")

Double glazed sliding door providing direct access to rear garden, feature fireplace with wooden mantle, fitted cupboards in alcoves, parquet flooring, radiator and power points.

KITCHEN 3.1m x 3m (10'2" x 9'10")

Double glazed French doors to conservatory, wall and base units with spaces for oven and dishwasher, stainless steel sink with mixer tap over, tiled splashbacks and flooring, radiators and power points.

CONSERVATORY 3.3m x 2.7m (10'9" x 8'10")

Double glazed French doors providing direct access to rear garden and windows overlooking garden, door to utility cupboard with plumbing for washing machine. Tiled flooring, radiator and power points.

BEDROOM ONE 3.6m x 3.5m (11'9" x 11'5")

Double glazed window to front aspect with bespoke shutters, fitted wardrobes and dressing table, parquet flooring, radiator and power points.

BEDROOM TWO 3.3m x 3.3m (10'9" x 10'9")

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

BEDROOM THREE 2.9m x 2.2m (9'6" x 7'2")

Double glazed window to side aspect, built in desk and wardrobe housing Worcester gas combination boiler, radiator and power points.

BATHROOM 2.1m x 1.9m (6'10" x 6'2")

Glass block window to side aspect, walk in shower cubicle housing electric shower, corner panelled bath, wash hand basin with mixer tap over, low level WC. Tiled walls and flooring, heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to concrete driveway with pathway leading up to entrance door. Flower beds hosting a range of well established plants and shrubbery including hydrangeas, fuchsia, Japanese Simmias and clematis. Gated side access to rear garden.

REAR GARDEN

Choice of patio area or laid to slate chippings for outdoor seating and dining. Laid to lawn with flower beds to boundaries hosting a vast array of well established plants and shrubbery. Magnolia and a cherry plum tree. Hardstanding hosting two timber storage sheds.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

