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190 Bath Road, Keynsham, Bristol, BS31 1TF



£700,000

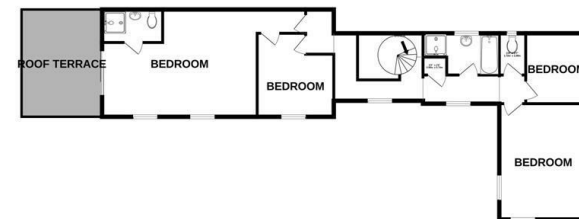
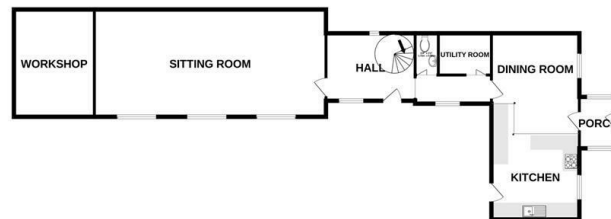
A substantial four bedroom detached home offering characterful and spacious accommodation throughout well suited to upsizing families.

- Detached
- Driveway
- Living room
- Kitchen / dining room
- Utility room
- Four bedrooms
- En suite
- Family bathroom
- Rear garden
- Workshop

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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# 190 Bath Road, Keynsham, Bristol, BS31 1TF

This substantial detached home offers a generous and flexible living space boasting characterful accommodation throughout. Situated on the outskirts of Keynsham and Saltford, close by to local amenities, public transport and the well regarded Wellsway Secondary School, this home is well suited to upsizing families.

Internally, the ground floor consists of an entrance vestibule which leads to a spacious kitchen diner with direct access to the rear garden, a hallway which leads to a large living room with a feature wood burner, and a useful utility room and wc. The first floor is accessed via a spiral staircase and offers four well proportioned bedrooms, the master benefits from an en suite shower room and direct access onto a roof terrace which boasts breath-taking views of surrounding countryside. The first floor also benefits from a family bathroom and a separate WC.

Externally the property boasts a fantastic landscaped rear garden with access to a workshop whilst the front of the property offers mainly laid to chippings to provide off street parking for several vehicles.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE PORCH 2.2m x 1.1m (7'2" x 3'7" )

Double glazed sash windows to side aspects, door access to kitchen/diner and tiled flooring.

#### KITCHEN/DINING ROOM 7.6m x 3.5m (24'11" x 11'5" )

Double glazed sash windows to front aspect with bespoke fitted shutters and a stable door providing direct access to rear garden. Door access to hallway, matching wall and base units with laminate work surfaces over and integrated oven and electric hob with extractor over. Space for white goods, stainless steel sink with mixer tap over, tiled splashbacks, radiators and power points.

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

Base units for storage with work surfaces over and space for white goods, tiled walls, Vaillant boiler and power points.

#### LOUNGE 8.8m x 4.3m (28'10" x 14'1" )

Double glazed windows overlooking garden, gas feature fireplace, radiators and power points.

#### WC 1.7m x 0.8m (5'6" x 2'7" )

Wash hand basin with mixer tap over and storage cupboard underneath, low level wc, tiled flooring and walls.

#### HALLWAY 7.2m x 2.6m (23'7" x 8'6" )

Double glazed windows to side aspects and door providing direct access to rear garden. Leads through from the kitchen/diner to the living room with access to the utility room and wc. Spiral staircase leading to the first floor and radiators.

### FIRST FLOOR

#### BEDROOM ONE 6.3m x 4.4m (20'8" x 14'5" )

Double glazed windows overlooking garden and door to access terrace. Access to en suite, radiators and power points.

#### EN SUITE 2.4m x 1.2m (7'10" x 3'11" )

Walk in shower cubicle, wash hand basin with mixer tap over and storage underneath, low level wc, tiled splashbacks and radiator.

#### BEDROOM TWO 5.3m x 3.7m (17'4" x 12'1" )

Double glazed windows to front, side and rear aspects. Radiators and power points.

#### BEDROOM THREE 3.3m x 3m (10'9" x 9'10" )

Double glazed window overlooking garden, radiator and power points.

#### BEDROOM FOUR 3.1m x 2.4m (10'2" x 7'10" )

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

#### BATHROOM 2.9m x 1.8m (9'6" x 5'10" )

Double glazed window to side aspect, walk in shower cubicle, bath with mixer tap over and shower head attachment, wash hand basin, tiled walls and a radiator.

#### WC 1.9m x 1.1m (6'2" x 3'7" )

Obscured double glazed window to side aspect, wash hand basin with mixer tap over, WC and radiator.

#### LANDING 9m x 2.7m (29'6" x 8'10" )

Double glazed windows overlooking garden, access to all first floor rooms, radiators and power points.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly laid to chippings providing off street parking and gated access to rear garden with the opportunity of more off street parking.

#### REAR GARDEN

Landscaped garden with a vast array of plants and shrubbery, mainly laid to lawn with choice of a patio area or chipping area for outdoor dining, raised pond with water feature over, fenced boundaries and access to workshop.

#### WORKSHOP

Accessed via an up and over garage door with the ability to reinstate vehicle access to a garage if necessary.

#### TENURE

This property is freehold.

#### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band F according to [www.gov.uk](http://www.gov.uk) website. The property is subject to grant of probate. Please see planning application 20/02673/OUT for land near by.

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 Checker

<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](http://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.

