

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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9 Dunster Road, Keynsham, Bristol, BS31 1WB



£420,000

A recently refurbished, bay fronted semi detached home that's offered to the market with no onward chain.

- Semi detached
- Entrance hallway
- Lounge
- Fitted Kitchen/Dining room
- Landing
- Three bedrooms
- Family Bathroom
- Off street parking
- Landscaped garden
- No onward chain



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9 Dunster Road, Keynsham, Bristol, BS31 1WB

A fine example of a recently refurbished bay fronted 1950s home, that's located on a popular road close to several well regarded schools and town centre amenities.

Internally the home offers completely renovated, modern accommodation throughout which comprises to the ground floor of a welcoming entrance hallway, a bay fronted lounge and a full width kitchen/dining room with range of integrated appliances, centrepiece island and direct access to the rear garden. To the first floor three well balanced bedrooms are found, which are serviced by a contemporary three piece suite bathroom.

Externally, great deal of attention has been taken on for ease of maintenance with the front enjoying a generous stone chipping parking area that's accessed via a dropped kerb, while the rear boasts a raised deck ideal for entertaining and a level lawn. Offered to the market with no onward chain this home makes an ideal purchase for both upsizing couples and families alike.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.9m x 1.8m (9'6" x 5'10")

Dual obscured double glazed windows to front aspect, understairs storage cupboard, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 3.9m x 3.9m into bay (12'9" x 12'9" into bay)

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

KITCHEN/DINING ROOM 6.1m x 3.5m (20'0" x 11'5")

Dual double glazed windows to rear aspect overlooking rear garden, double glazed French doors to rear aspect overlooking and providing access to rear garden. Dining area offering ample space for family sized dining table and benefitting from a radiator and power points. Kitchen comprising range of wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances including electric oven, four ring electric hob with extractor fan over, microwave, fridge, freezer and dishwasher. Space and plumbing for washing machine, centrepiece island with inset breakfast bar, power points, splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.7m x 2.5m (8'10" x 8'2")

to maximum points. Double glazed window to side aspect, access to loft via hatch, power points. Doors leading to rooms.

BEDROOM ONE 4m x 3.4m (13'1" x 11'1")

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

BEDROOM TWO 3.5m x 3.3m (11'5" x 10'9")

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

BEDROOM THREE 2.6m x 2.4m (this measurement includes bulkhead) (8'6" x 7'10" (this measurement includes bulkhead))

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

BATHROOM 2.4m x 1.9m (7'10" x 6'2")

Dual obscured double glazed windows to rear aspect, contemporary matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and dual head shower off main supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to stone chippings that's accessed via a dropped kerb and provides a generous off street parking area, fenced boundaries, gated path leading to rear garden.

REAR GARDEN

Generous rear garden mainly laid to a level lawn with fenced boundaries, raised deck ideal for al fresco dining.

TENURE

This property is freehold. There is a peppercorn ground rent payable.

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 1000mbps (Source - Ofcom).

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

