

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

31 Holmoak Road, Keynsham, Bristol, BS31 2RZ



Total Area: 80.5 m² ... 866 ft²
All measurements are approximate and for display purposes only.



£340,000

A modern three bedroom semi detached home that offers bright and airy accommodation throughout.

- Semi detached
- Entrance hallway
- Lounge
- Kitchen/Dining room
- WC
- Landing
- Three bedrooms
- Family bathroom
- Low maintenance gardens
- Garage

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



31 Holmoak Road, Keynsham, Bristol, BS31 2RZ

A fine example of an extended and improved three bedroom semi detached home within the "Federated" development that offers modern accommodation throughout and well suited to both couples and growing families.

Internally the property is entered from the side directly leading to an entrance hallway/utility area which leads to a useful WC and a modern kitchen/dining room with direct access onto the rear garden. The ground floor further boasts a full width lounge measuring 5.1m ('16.8') in width which enjoys a large picture window and feature fireplace. To the first floor three well balanced bedrooms are found (two offering built in storage), in addition to a contemporary family bathroom.

Externally the home sits within low maintenance gardens with the front and side being mainly laid to lawn while the rear again offers a level lawn, wall and fenced boundaries, a good size patio and a raised deck ideal for entertaining and al fresco dining. The home further benefits from a single garage located nearby within a block.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3m x 1.2m (9'10" x 3'11")

Double glazed window to side aspect, space and power for tumble dryer with roll top work surface over, door leading to kitchen/dining room, door leading to WC.

KITCHEN/DINING ROOM 4.9m x 3.3m (16'0" x 10'9")

Dual double glazed windows to rear aspect, double glazed French doors with inset blinds to rear aspect overlooking and providing access to rear garden. Modern 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, four ring induction hob with glass and stainless steel extractor fan over, integrated slimline dishwasher, space and plumbing for washing machine and space and power for upright fridge/freezer. Dining area offering ample space for family sized dining table, benefitting from power points and upright radiator. Walk in storage cupboard, stairs rising to first floor landing, door leading to lounge.

LOUNGE 5.1m x 3.6m (16'8" x 11'9")

Double glazed window to front aspect, feature gas flame effect fireplace with stone surround, radiator, power points.

WC 1.2m x 1.2m (3'11" x 3'11")

Obscured double glazed window to rear aspect, modern matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.8m x 2m (9'2" x 6'6")

Access to loft via hatch, power points, doors leading to rooms.

BEDROOM ONE 3.7m x 2.8m (12'1" x 9'2")

Double glazed window to front aspect, radiator, power points, built in storage cupboard.

BEDROOM TWO 2.9m x 2.8m (9'6" x 9'2")

Double glazed window to rear aspect overlooking rear garden, radiator, power points, built in storage cupboard.

BEDROOM THREE 2.7m x 2.1m (8'10" x 6'10")

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

BATHROOM 2m x 2m (6'6" x 6'6")

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

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with path leading to side of property and front door.

REAR GARDEN

Landscaped low maintenance rear garden mainly laid to lawn with wall and fenced boundaries, patio and raised deck ideal for alfresco dining.

GARAGE

Single garage located nearby within a block.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C 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).

