


| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 85 | 93 |
| (81-91) B | | |
| (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  |

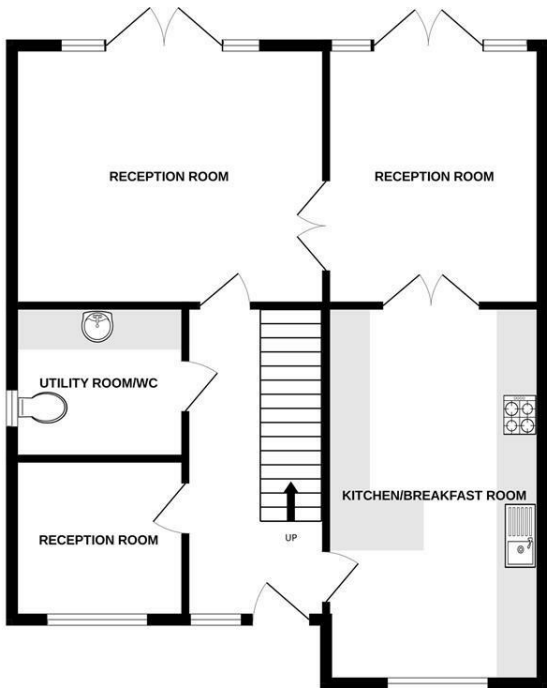
DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

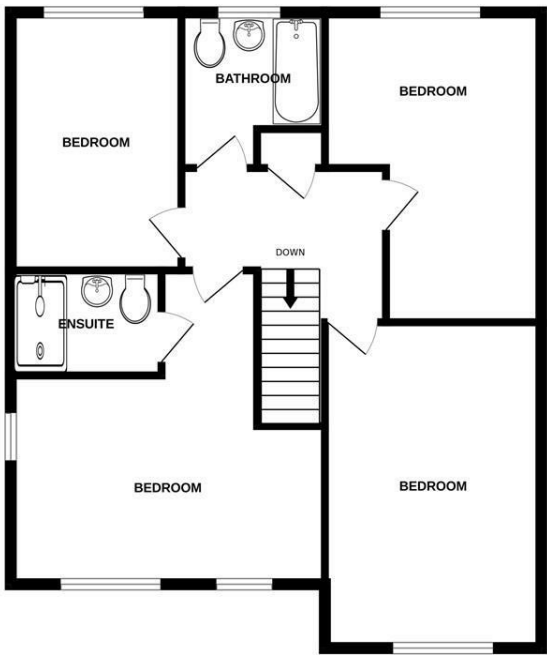
1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

26 Titus Way, Keynsham, Bristol, BS31 2FE

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.
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.
Made with Metropix ©2023



£750,000

A four bedroom detached home in the sought after Somerdale development, ideal for upsizing families.

- Detached ▪ Living room ▪ Dining room ▪ Study ▪ Kitchen ▪ Utility/cloakroom ▪ Four bedrooms ▪ En suite ▪ Rear garden ▪ 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.



26 Titus Way, Keynsham, Bristol, BS31 2FE

Located on the highly regarded Somerdale development offering close proximity to town centre amenities and Keynsham train station, this four double bedroom detached home of 'The Lodge' style offers well presented and spacious accommodation throughout.

Internally the ground floor comprises of three separate reception rooms (two benefiting from French doors leading to the rear garden), a fully fitted kitchen / breakfast room and a useful utility room / WC. To the first floor, four double bedrooms are found, with the master benefitting from a fitted wardrobes and a high quality en suite shower room while the remaining bedrooms are serviced by a modern family bathroom.

Externally the property benefits from both front and rear gardens of mainly laid to level lawn, with the rear benefiting from a choice of two patio areas for outdoor dining (one with a pergola over), while the rear benefits from hedges for a privacy to the front, a single garage and ample off street parking.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 1.9m (15'8" x 6'2")

Double glazed window to front aspect, doors leading to ground floor rooms, staircase to first floor with storage cupboard below, radiator and power points.

KITCHEN 5.6m x 3.3m (18'4" x 10'9")

Double glazed window to front aspect and double doors leading to dining room. Matching wall and base units with work surfaces over and an over hang to create breakfast bar. Integrated appliances, including fridge, freezer, dishwasher, AEG double oven and gas hob with extractor over and a glass splashback to area. One and a quarter sink with mixer tap over, tiled flooring, radiator and power points.

DINING ROOM 3.8m x 3.2m (12'5" x 10'5")

Double glazed French doors and windows to rear garden, double doors to both kitchen and living room, radiator and power points.

LIVING ROOM 4.7m x 3.8m (15'5" x 12'5")

Double glazed French doors and windows to rear garden, radiator and power points.

STUDY 2.6m x 2.4m (8'6" x 7'10")

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

UTILITY ROOM 2.6m x 2.2m (8'6" x 7'2")

Double glazed obscured window to side aspect, base units with work surfaces over with an integrated washing machine and space for a tumble dryer. Sink with mixer tap over and a low level WC. Tiled flooring, radiator and power points.

FIRST FLOOR

LANDING 3.1m x 1.8m (10'2" x 5'10")

to maximum points. Doors to each first floor room and an airing cupboard, access to loft via a hatch and a radiator.

BEDROOM ONE 4.9m x 4.6m (16'0" x 15'1")

to maximum points. Double glazed windows to front aspect, fitted wardrobes with sliding doors, door leading to en suite, radiator and power points.

EN SUITE 2.2m x 1.5m (7'2" x 4'11")

Walk in shower cubicle with sliding glass panel door, pedestal sink with mixer tap over and a low level WC. Tiled flooring and

half tiled walls, heated towel rail, shaving power points and an extractor activated with light switch.

BEDROOM TWO 4.9m x 4.3m (16'0" x 14'1")

Double glazed window to front aspects, radiator and power points.

BEDROOM THREE 4.7m x 3.3m (15'5" x 10'9")

Double glazed window to front aspects, radiator and power points.

BEDROOM FOUR 3.8m x 2.5m (12'5" x 8'2")

Double glazed window to rear aspect, radiator and power points.

BATHROOM 2.7m x 2m (8'10" x 6'6")

Double glazed obscured window to rear aspect, panelled bath with shower attachment off taps over and a glass shower panel, wash hand basin with mixer tap over and a low level WC. Tiled flooring and half tiled walls, heated towel rail and an extractor activated with lighting.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to level lawn with shrubbery to front boundary, driveway allowing access to garage with an EV charging point and gated side access to rear garden.

GARAGE 6.1m x 3.2m (20'0" x 10'5")

Up and over garage door, pedestrian door to rear garden and power points.

REAR GARDEN

Mainly laid to level lawn with a choice of two patios for outdoor dining, (one with a pergola over), a mix of evergreen shrubbery and fences to boundaries and gated side access to front of property.

TENURE

This property is freehold.

COUNCIL TAX

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

There is an estate charge of £223 per annum.

