

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

6 Avon Road, Keynsham, Bristol, BS31 1LJ



Guide Price £825,000

A handsome double bay fronted period home that offers high quality accommodation throughout.

- Period home
- Entrance hallway
- Drawing room
- Open plan kitchen/dining/family room
- Boot room
- Five bedrooms
- En suite shower room
- Family bathroom
- Garage
- Substantial grounds



6 Avon Road, Keynsham, Bristol, BS31 1LJ

A fine example of a handsome, double bay-fronted period home, this beautifully presented property is rich in character and charm, enhanced by thoughtful modern updates and stylish extensions that together create a truly breathtaking residence. Set in an enviable central location within a conservation area, it offers the perfect blend of heritage and contemporary living.

Spanning three floors, the accommodation is generously proportioned throughout. The ground floor features a welcoming entrance hallway, a bay-fronted drawing room with a feature fireplace, and a stunning open-plan kitchen/dining/family room. This standout space boasts bespoke high-quality fittings, underfloor heating, and full-width sliding doors opening onto the rear garden. A practical cloakroom and a boot room, that's accessible from the front of the property and leads to the garage, complete the ground floor. On the first floor, you'll find four well-proportioned bedrooms (three doubles and one single), all served by a luxurious four-piece family bathroom. The top floor hosts a further double bedroom with an en suite shower room, along with a generous walk-in storeroom, currently used as a workshop.

Externally, the property is set within beautifully landscaped gardens. The front is predominantly laid to South Cerney shingle, offering a spacious driveway accessed via a dropped kerb. Mature, well-stocked flower beds and a pathway lead to both the main entrance and the boot room. To the rear, a stunning garden extends to approximately 40 metres (131 feet) in length. Mostly laid to lawn, it also features a generous decked area ideal for entertaining, a woodchipped children's play area with pergola over, and a variety of well-tended flower beds and small trees.

This is a rare opportunity to acquire a high-quality, spacious home in a prime central location, with beautifully maintained gardens and superb living space throughout.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.5m x 2.2m (18'0" x 7'2")

Obscured double glazed windows to front aspect, period style balustrade, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

DRAWING ROOM 5.2m x 4.1m into bay (17'0" x 13'5" into bay)

Double glazed bay window with inset shutters to front aspect, original style corning, picture rail, high level skirting boards, stone fireplace with inset effect gas wood burner, radiator, power points.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 8.4m narrowing to 7.2m x 5.9m (27'6" narrowing to 23'7" x 19'4")

Double glazed full width triple sliding doors to rear aspect overlooking and providing access to rear garden, double glazed rooflight, bespoke built kitchen comprising range of matching soft close wall and base units with Quartz work surfaces, inset bowl and a quarter sink with integrated Garburator and mixer tap over, space and gas supply for 'Range' style oven with oversized extractor fan over, space and water supply for oversized fridge/freezer, integrated dishwasher, power points, splashbacks to all wet areas, inset breakfast bar. Separate dining and family room providing ample space for family dining table and separate seating area, power points, underfloor heating throughout, door leading to boot room.

BOOT ROOM 3.2m x 1.9m (10'5" x 6'2")

Full height double glazed windows to front and rear aspects, house alarm, underfloor heating, door providing integral access to garage.

CLOAKROOM 1.7m x 0.9m (5'6" x 2'11")

Double glazed window to side aspect, modern matching two piece suite comprising wash hand basin with mixer tap over, low level WC, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.8m x 1.8m narrowing to 0.9m (15'8" x 5'10" narrowing to 2'11")

Double glazed window to side aspect, radiator, stairs rising to second floor landing, doors leading to rooms

BEDROOM TWO 5.1m x 3.5m into bay (16'8" x 11'5" into bay)

Double glazed bay window to front aspect enjoying town centre views, original style corning, radiator, two built in double wardrobes, power points.

BEDROOM THREE 4.4m x 3.2m (14'5" x 10'5")

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

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

Double glazed window to rear aspect enjoying delightful garden views, radiator, power points.

BEDROOM FIVE 3.3m x 3.2m (10'9" x 10'5")

to maximum points. Double glazed window to front aspect, enjoying town centre views, radiator, power points.

FAMILY BATHROOM 3.4m x 2.3m (11'1" x 7'6")

Double glazed window to side aspect, luxury four piece suite comprising oversized wash hand basin with mixer tap over, low level WC, panelled bath with waterfall mixer tap over and oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, built in storage cupboard, tiled splashbacks to all wet areas.

SECOND FLOOR

LANDING 1.1m x 0.8m (3'7" x 2'7")

Door leading to walk in store room which is currently used as a workshop and houses the gas boiler and hot water cylinder. Door leading to bedroom three.

BEDROOM ONE 4.3m x 3.4m (14'1" x 11'1")

Double glazed window to rear aspect enjoying far reaching views, radiators, power points, door leading to en suite shower room.

EN SUITE SHOWER 2.8m x 2.1m narrowing to 1.4m (9'2" x 6'10" narrowing to 4'7")

Restricted head heights. Double glazed velux window to roofline, modern matching three piece suite comprising was hand basin with mixer tap over, low level WC and walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas, door leading to loft storage space.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to south cerney shingle with wall, fenced and shrub boundaries, pretty well stocked flower beds, gated path that leads the front door.

OFF STREET PARKING

Mainly laid to south cerney shingle, accessed via a dropped kerb and leading to the garage.

REAR GARDEN

Spacious rear garden mainly laid to lawn and enclosed by pretty well stocked flower and tree beds, a generous raised decked seating area ideal for entertaining, wood chipping play area under a pergola, metal shed, a selection of small trees and shrubs.

GARAGE 8.2m x 3.7m (26'10" x 12'1")

Accessed via electrically operated roller shutter door with double glazed French doors to rear aspect that overlook and provide access to the rear garden. Benefitting from space and plumbing for washing machine and tumble dryer, power points and access to loft storage via hatch.

TENURE

The property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E 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, Three and Vodafone - all likely available (Source - Ofcom).

