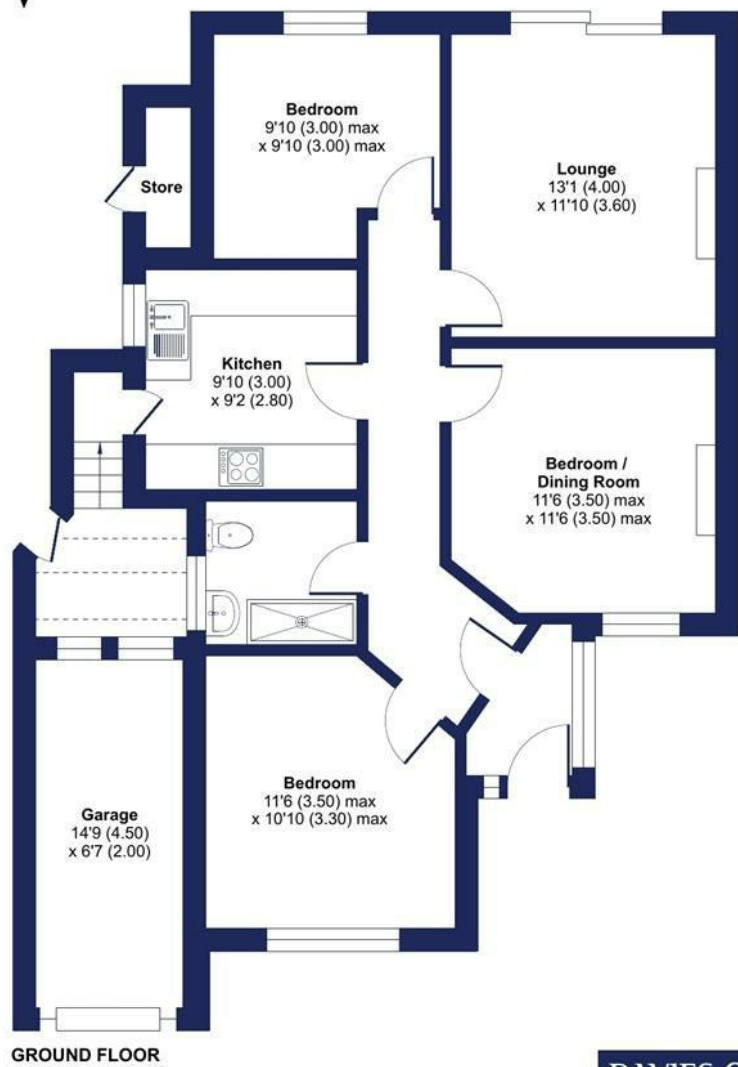


Westfield Close, Keynsham, Bristol, BS31

Approximate Area = 821 sq ft / 76.2 sq m
Garage = 97 sq ft / 9 sq m
Outbuilding = 12 sq ft / 1.1 sq m
Total = 930 sq ft / 86.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1293314



DAVIES & WAY

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

8 Westfield Close, Keynsham, Bristol, BS31 2HQ



£400,000

A spacious two/three bedroom semi detached bungalow located within a peaceful cul de sac setting.

- Bungalow ▪ One/two Reception rooms ▪ Two/three Bedrooms ▪ Kitchen ▪ Shower room ▪ Garage ▪ Gardens ▪ Parking ▪ Marketed with no onward chain

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8 Westfield Close, Keynsham, Bristol, BS31 2HQ

Tucked away in a quiet residential cul-de-sac, this two/three-bedroom semi-detached bungalow offers generously proportioned accommodation throughout, making it ideal for downsizers looking to add their own stamp to a property.

The well arranged, single level layout includes a welcoming porch leading to a spacious entrance hallway, a bright lounge with a feature fireplace and direct access to the rear garden, and a versatile dining room that can also serve as a third bedroom if desired. There are two further double bedrooms, a fitted kitchen, and a modern three-piece shower room.

Externally, the property boasts well-maintained gardens to both the front and rear. The front garden features a neat lawn bordered by attractive flower beds and offers off-street parking for several vehicles via a dropped kerb. The rear garden enjoys a sunny southerly aspect, with a good-sized lawn, well-stocked flower borders, fenced boundaries, and a charming feature pond. Additional benefits include a single garage and the advantage of no onward chain.

INTERIOR

GROUND FLOOR

PORCH

Obscured double glazed windows to front and side aspects, obscured double glazed door leading to hallway.

HALLWAY 5.7m x 1.1m (18'8" x 3'7")

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

LOUNGE 4.1m x 3.6m (13'5" x 11'9")

Double glazed patio doors to rear aspect overlooking and providing access to rear garden, feature gas flame effect fire with wooden mantle, radiator, power points.

DINING ROOM/BEDROOM THREE 3.7m x 3.6m (12'1" x 11'9")

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

BEDROOM ONE 3.7m x 3.4m (12'1" x 11'1")

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

BEDROOM TWO 3.3m x 3m (10'9" x 9'10")

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

KITCHEN 3.1m x 2.8m (10'2" x 9'2")

Double glazed window to side aspect, kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated gas oven with four ring gas hob and extractor fan over, integrated low level fridge, space and plumbing for washing machine, power points, tiled splashbacks to all wet areas, obscured double glazed door leading to lean to.

SHOWER ROOM 2.1m x 2.1m (6'10" x 6'10")

Obscured double glazed window to side aspect, matching three piece suite comprising wash hand basin, low level WC and oversized walk in shower cubicle with electric shower over, heated towel rail, tiled splashbacks to all wet areas.

LEAN TO

Glazed lean to providing access to rear garden and integral access to garage.

GARAGE 4.3m x 2.2m (14'1" x 7'2")

Access via double doors, window to lean to and door to lean to.

EXTERIOR

FRONT OF PROPERTY

Pretty front garden mainly laid to lawn with wall and shrub boundaries, well stocked flower beds, gated path leading to rear garden, path leading to front door.

REAR GARDEN

Well cared for rear garden that's to a sunny, southerly aspect, mainly laid to lawn with walled boundaries, well stocked flower beds, feature pond, gated path leading to front garden.

OFF STREET PARKING

For several vehicles, accessed via a dropped kerb.

TENURE

This property is freehold.

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

Probate was submitted in April 2025. There are restrictive covenants on the property.

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 - Ofco

