

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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Bath Hill, Keynsham, Bristol, BS31

Approximate Area = 984 sq ft / 91.4 sq m  
For identification only - Not to scale



82a Bath Hill, Keynsham, Bristol, BS31 1HN



£400,000

A spacious three bedroom home spread across three floors and located conveniently for town centre amenities.

- End of terrace
- Entrance hallway
- Reception/dining room
- Kitchen
- Three bedrooms
- Family bathroom
- En suite
- Rear garden
- Allocated Parking
- Convenient location

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## 82a Bath Hill, Keynsham, Bristol, BS31 1HN

Ideally located within easy walking distance of Keynsham High Street, train station and a range of local amenities, this well appointed three bedroom end of terrace home offers spacious accommodation arranged over three floors.

The ground floor comprises a welcoming entrance hallway, a bright and generously sized reception room with French doors opening to the rear garden, a separate modern kitchen, and a useful downstairs cloakroom. To the first floor are two well proportioned bedrooms and a contemporary family bathroom, while the top floor is dedicated to a spacious main bedroom with a private en suite shower room.

Externally, the property boasts rear garden of mainly lawn with attractive stone wall boundaries and a patio seating area, ideal for outdoor entertaining. Further benefits include additional side space with a timber storage shed and designated off street parking for to vehicles to the front of the property.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 3.5m x 1.9m (11'5" x 6'2" )

Doors leading to ground floor rooms and staircase to first floor rooms with storage cupboard below. Radiator and power points.

##### RECEPTION/DINING ROOM 5.8m x 4.2m (19'0" x 13'9" )

Double glazed window and French doors with direct access to rear garden. Radiators and power points.

##### KITCHEN 3.4m x 2.1m (11'1" x 6'10" )

Double glazed window to front aspect, matching wall and base units with work surfaces over, integrated fridge/freezer, slimline dishwasher, electric oven and gas hob with extractor hood over. One and a quarter sink with mixer tap over, tiled splashbacks, radiator and power points.

##### CLOAKROOM 1.7m x 0.7m (5'6" x 2'3")

Wash hand basin with storage below and mixer tap over, low level WC.

#### FIRST FLOOR

##### LANDING

Doors to first floor rooms, storage cupboard and staircase to second floor. Radiator and power points.

##### BEDROOM TWO 4.2m x 2.7m (13'9" x 8'10" )

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

##### BEDROOM THREE 2.3m x 2.1m (7'6" x 6'10" )

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

##### BATHROOM 2.1m x 1.8m (6'10" x 5'10" )

Bath with hot and cold taps and shower off mains over

with shower panel, pedestal wash hand basin with mixer tap over and a low level WC. Fully tiled walls to wet areas and flooring, heated towel rail.

#### SECOND FLOOR

##### BEDROOM ONE 5.4m x 3.2m (17'8" x 10'5" )

Double glazed window to rear aspect, door to en suite and storage cupboards in eaves. Radiators and power points.

##### EN SUITE 2.4m x 0.8m (7'10" x 2'7" )

Walk in shower cubicle with folding door and wall tiles to area, pedestal wash hand basin with mixer tap over and a low level WC. Tiled flooring.

#### EXTERIOR

##### FRONT OF PROPERTY

Block paved shared driveway accessed via a dropped kerb with access to two allocated parking spaces.

##### REAR GARDEN

Mainly laid to lawn with stone wall boundaries. Patio area for outdoor dining with steps leading to an additional garden space adjacent to the property with timber storage shed and gated side access to the front.

#### TENURE

This property is freehold. A service charge of £79 per annum is payable.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to [www.gov.uk](http://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).

