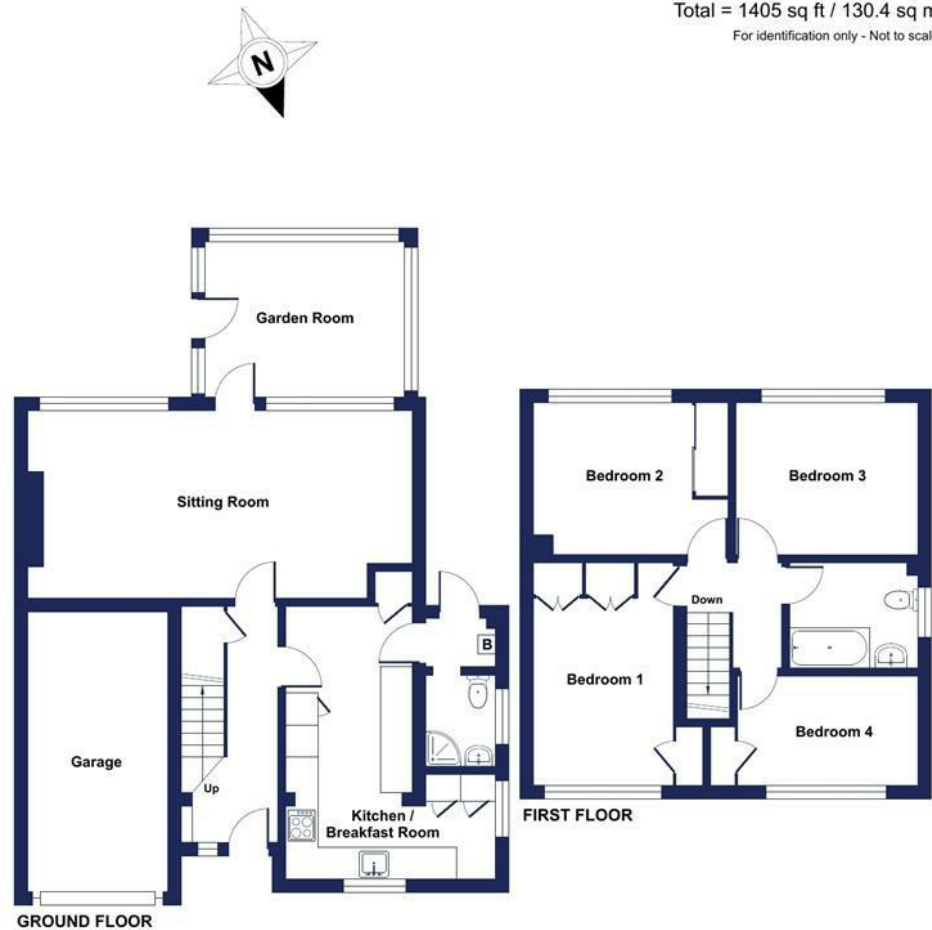


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Hurn Lane, Keynsham, Bristol, BS31

Approximate Area = 1258 sq ft / 116.8 sq m  
Garage = 147 sq ft / 13.6 sq m  
Total = 1405 sq ft / 130.4 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: 1329628



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CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

30 Hurn Lane, Keynsham, Bristol, BS31 1RS



£525,000

An immaculately presented and well cared for, four bedroom semi detached home offered to the market with no onward chain.

- Semi detached ▪ Sitting room ▪ Garden room ▪ Kitchen/breakfast room ▪ Downstairs shower room ▪ Four bedrooms ▪ Family Bathroom ▪ Driveway ▪ Garage ▪ Rear garden





# 30 Hurn Lane, Keynsham, Bristol, BS31 1RS

Offered to the market with no onward chain, this beautifully maintained four bedroom semi detached property offers spacious and thoughtfully arranged accommodation, ideal for growing families seeking to upsize.

The home welcomes you with a bright and inviting entrance hallway, which leads into a generously sized sitting room that provides access to a delightful garden room filled with natural light and featuring direct access to the rear garden. The ground floor also boasts a contemporary kitchen / breakfast room, thoughtfully designed with some integrated appliances, and a convenient ground floor shower room. Upstairs, the property comprises four well proportioned bedrooms and a modern family bathroom.

To the front, the property benefits from block paved off street parking and well stocked flower beds, while the rear garden enjoys a sunny south-westerly aspect and has been attractively landscaped into distinct areas. These include a patio space for al fresco dining, a lawned section, and a dedicated area for vegetable growing. The rear garden boasts a variety of well established shrubbery and plants.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.5m x 1.8m (14'9" x 5'10" )

Doors to ground floor rooms and staircase to first floor with storage cupboard below. Bespoke fitted wooden telephone table, radiator and power points.

#### SITTING ROOM 7.1m x 3.4m (23'3" x 11'1" )

Double glazed window overlooking rear garden, single glazed window and door to garden room, radiator and power points.

#### GARDEN ROOM 3.7m x 2.8m (12'1" x 9'2")

Double glazed windows and door to rear garden, exposed brick walls and power points.

#### KITCHEN/BREAKFAST ROOM 5m x 3.9m (16'4" x 12'9" )

to maximum points. Double glazed window to front aspect, single glazed door to lobby and a pantry cupboard. Matching wall and base units with work surfaces over and glass splashbacks to area. Integrated appliances including fridge, freezer, double Neff oven and electric hob with extractor hood over. Spaces and plumbing for dishwasher and washing machine, one and a half sink with mixer tap over, radiator and power points.

#### LOBBY 1m x 0.8m (3'3" x 2'7" )

Double glazed obscured door to rear garden and access to shower room. Gas Worcester boiler and fitted shelving.

#### SHOWER ROOM 1.6m x 1.1m (5'2" x 3'7" )

Double glazed obscured window to side aspect, walk in corner shower cubicle off electric, wash hand basin with mixer tap over, low level WC and a heated towel rail.

### FIRST FLOOR

#### LANDING

Doors leading to first floor rooms, access to loft via hatch and power points.

#### BEDROOM ONE 4.1m x 2.6m (13'5" x 8'6" )

Double glazed window to front aspect, built in wardrobes and a cupboard over stairs. Radiator and power points.

#### BEDROOM TWO 3.6m x 2.8m (11'9" x 9'2" )

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

#### BEDROOM THREE 3.4m x 2.8m (11'1" x 9'2" )

Double glazed window to rear aspect, fitted dressing table and wardrobe, radiator and power points.

#### BEDROOM FOUR 3.4m x 2m (11'1" x 6'6" )

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

#### BATHROOM 2.3m x 1.9m (7'6" x 6'2" )

Double glazed obscured window to side aspect, panelled bath with mixer taps with shower head attachment over and a glass shower panel. Vanity unit with storage and fitted basin with mixer tap over, low level WC and a heated towel rail.

### EXTERIOR

#### FRONT OF PROPERTY

Block paved driveway accessed via dropped kerb and giving access to garage, laid to patio slabs with flower beds containing a variety of plants and flowers. Gated side access to rear garden.

#### GARAGE

Up and over garage door.

#### REAR GARDEN

Landscaped into sections to provide a patio area for outdoor seating, lawn area and a block paved area covered by a pergola. A vast array of well established shrubbery, plants and flowers. Two vegetable patches, greenhouse and a timber storage shed.

#### TENURE

This property is leasehold. 999 years from 25th December 1966 and annual ground rent of £18.90.

#### COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. 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

This property is subject to Probate.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - O

