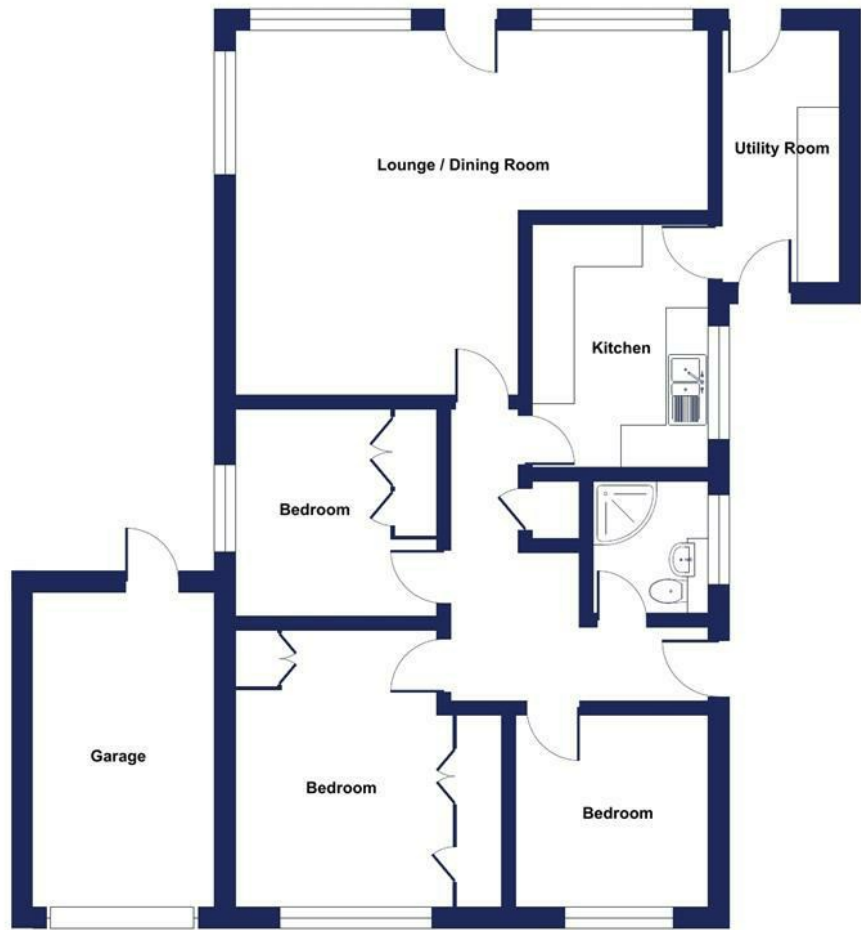


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Evenlode Way, Keynsham, Bristol, BS31

Approximate Area = 973 sq ft / 90.3 sq m (excludes garage)
For identification only - Not to scale



GROUND FLOOR

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: 1370016



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

14 Evenlode Way, Keynsham, Bristol, BS31 1RT



£500,000

A spacious three bedroom detached bungalow that's located in a quiet residential setting and marketed with no onward chain.

- Bungalow ▪ Detached ▪ Lounge/Dining room ▪ Kitchen ▪ Utility room ▪ Three bedrooms ▪ Shower room ▪ Garage ▪ Gardens ▪ No onward chain



14 Evenlode Way, Keynsham, Bristol, BS31 1RT

Located within a quiet and popular residential setting on the Wellsway side of town, this three bedroom detached bungalow offers versatile and spacious accommodation, ideally suited to those looking to downsize.

Arranged entirely over one level, the property provides step free access throughout, making it a perfect choice for those with additional mobility needs or planning for the future. The accommodation comprises a spacious 'L'-shaped hallway with built-in airing cupboard, a generous dual-aspect lounge/dining room with views over the delightful rear garden and an air-conditioning unit, together with a double galley-style kitchen and adjoining utility room. Three well proportioned bedrooms are served by a modern, neutral shower room.

Externally, both the front and rear gardens have been landscaped with ease of maintenance in mind. The front offers a level lawn and driveway providing off-street parking and access to the adjoining single garage, while the rear enjoys a sunny westerly aspect, laid mainly to lawn with a high degree of privacy. The property is offered to the market with no onward chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.2m x 3.8m (13'9" x 12'5")
to maximum points. An 'L' shaped room with access to loft via hatch, built in storage cupboard with radiator, power points, doors leading to rooms.

LOUNGE/DINING ROOM 6.9m x 5.2m (22'7" x 17'0")
to maximum points. An 'L' shaped room benefitting from dual aspect double glazed windows to side and rear aspects that overlook the rear garden, double glazed door to rear aspect providing access to rear garden, air conditioning unit, radiators, power points.

KITCHEN 3.4m x 2.6m (11'1" x 8'6")
Double glazed window to side aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated electric oven with four ring electric hob and extractor fan over, wall mounted gas combination boiler, radiator, power points, tiled splashbacks to all wet areas, door leading to utility room.

UTILITY ROOM 3.6m x 1.7m (11'9" x 5'6")
Obscured double glazed door to front aspect, an obscured double glazed door to rear aspect leading to rear garden, range of matching wall and base units with roll top work surfaces, space and plumbing for washing machine and dishwasher, power points, splashbacks to all wet areas.

BEDROOM ONE 4.2m x 3.8m (13'9" x 12'5")
to maximum points. Double glazed window to front aspect, an array of built in storage cupboards and wardrobes, radiator, power points.

BEDROOM TWO 2.9m x 2.9 (9'6" x 9'6")
Double glazed window to side aspect, built in wardrobe, radiator, power points.

BEDROOM THREE 2.9m x 2.8m (9'6" x 9'2")
Double glazed window to front aspect, radiator, power points.

SHOWER ROOM 1.9m x 1.8m (6'2" x 5'10")
Obscured double glazed window to side aspect, matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and walk in shower cubicle with shower off mains supply over, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn, walled boundaries, well stocked flower beds, driveway that's accessed via dropped kerb and leading to garage.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with well stocked flower beds, gated access to front of property, greenhouse, timber shed, pedestrian access leading to garage.

GARAGE

Single garage accessed via up and over door with pedestrian door leading to rear garden, benefitting from power and lighting.

TENURE

This 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.

ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset

Services: All services connected.

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

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

