

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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28A Titus Way, Keynsham, Bristol, BS31 2FE



£775,000

A handsome four double bedroom detached home located in a prime position within a sought after development.

- Detached
- Three Reception rooms
- Kitchen/breakfast room
- Utility/WC
- Four double bedrooms
- En suite to master
- Family bathroom
- Gardens
- Parking
- Garage



28A Titus Way, Keynsham, Bristol, BS31 2FE

Located in an enviable position along the main avenue within the highly sought-after 'Somerdale' development, this recently improved four double bedroom home of the desirable 'Lodge' style offers spacious and beautifully presented accommodation throughout.

Internally, the property features a welcoming entrance hallway, a generous lounge with French doors opening onto the rear garden, and a separate dining room which also enjoys direct garden access via French doors. The fully fitted kitchen/breakfast room includes a range of integrated AEG appliances, while the ground floor is further enhanced by a versatile snug/home office and a useful utility room/WC.

To the first floor, the home offers four double bedrooms, with bedrooms one and two enjoying delightful views across adjoining green space towards Kelston. The principal bedroom benefits from a luxury en suite shower room, and a contemporary three-piece family bathroom completes the accommodation.

Externally, both front and rear gardens have been landscaped with ease of maintenance in mind. The front garden is mainly laid to lawn with shrub borders, while the rear features a full-width porcelain patio ideal for entertaining, a level lawn, and attractive well-stocked flower beds. The property also benefits from a tarmac driveway and a single garage.

Homes within the Somerdale development enjoy an exceptionally convenient position at the heart of the renowned Chocolate Quarter, offering a range of on-site amenities including a popular primary school, gym and spa, pizzeria, and hair salon - all just a short stroll away.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 2m (15'8" x 6'6")

Double glazed window to front aspect, radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.8m x 3.9m (15'8" x 12'9")

Double glazed French doors and twin double glazed windows to rear aspect overlooking and providing access to rear garden, radiator, power points, double doors leading to dining room.

DINING ROOM 3.9m x 3.4m (12'9" x 11'1")

Double glazed French doors and twin double glazed windows to rear aspect overlooking and providing access to rear garden, radiator, power points, double doors leading to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 5.7m x 3.3m (18'8" x 10'9")

Double glazed window to front aspect overlooking adjoining green space, fully fitted kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric AEG oven and five ring gas hob with oversized extractor fan over, integrated fridge, freezer and dishwasher, wall mounted gas boiler, power points, splashbacks to all wet areas. Inset breakfast bar, radiator, ample space for family sized breakfast table.

OFFICE/SNUG 2.7m x 2.6m (8'10" x 8'6")

Double glazed window to front aspect overlooking adjoining green space, radiator, power points.

UTILITY ROOM/WC 2.7m x 2.3m (8'10" x 7'6")

Obscured double glazed window to side aspect, range of matching low level base units with roll top work surfaces, wash hand basin with mixer tap over, low level WC and integrated washing machine. Radiator, power points, extractor fan, splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.3m x 1.9m (10'9" x 6'2")

to maximum points. Access to loft via hatch, airing cupboard housing hot water cylinder, radiator, power points, doors leading to rooms.

BEDROOM ONE 4.9m x 4.7m (this measurement includes en suite) (16'0" x 15'5" (this measurement includes en suite))

to maximum points. Dual double glazed windows to front aspect enjoying views of adjoining green space, built in triple wardrobe, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.3m x 1.7m (7'6" x 5'6")

Modern, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 4.9m x 3.4m (16'0" x 11'1")

Double glazed window to front aspect enjoying green views, radiator, power points.

BEDROOM THREE 4.8m x 3.4m (15'8" x 11'1")

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

BEDROOM FOUR 4m x 2.6m (13'1" x 8'6")

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

BATHROOM 2.1m x 1.7m (6'10" x 5'6")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with shrub boundaries, path leading to front door.

REAR GARDEN

Recently landscaped rear garden mainly laid to a level lawn surrounded by fenced boundaries and pretty well stocked flower beds. Generous Porcelain patio with space and power supply for a hot tub, gated access to driveway, pedestrian access to garage.

DRIVEWAY

Accessed across a private road that is owned outright by the property with two neighbouring homes having a right of access across, the approach leads to a tarmac driveway which in turn provides access to the garage.

GARAGE

Single garage accessed via up and over door with pedestrian access to rear garden. Benefitting from power, lighting and storage to eaves.

TENURE

This property is freehold. There is an estate charge payable of £240.73 per annum.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band F 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).

