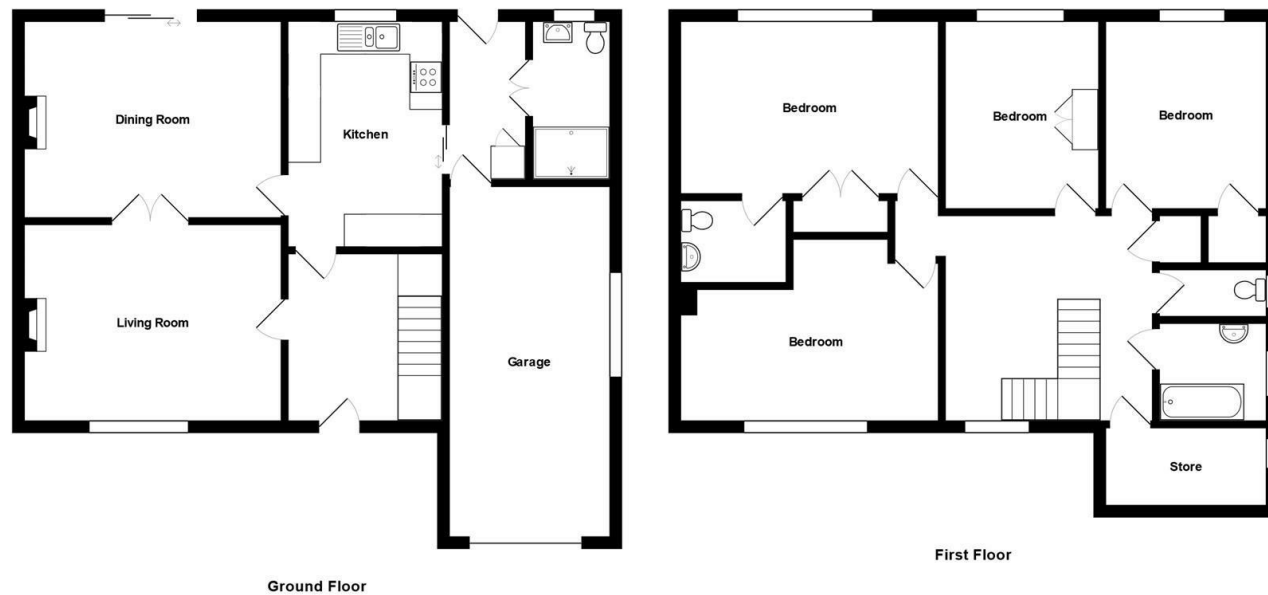


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 156.9 m² (excluding garage)
All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

49 Park Road, Keynsham, Bristol, BS31 1DE



£600,000

A spacious four bedroom detached home situated in an excellent location within Keynsham, benefiting from a very good sized garden and driveway.

- Detached
- Driveway
- Garage
- Living room
- Dining room
- Kitchen
- Four bedrooms
- En suite
- Family Bathroom
- Rear garden

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.



49 Park Road, Keynsham, Bristol, BS31 1DE

A substantial four bedroom detached home located within a short stroll to St John's primary School and nearby to local amenities and public transport. This unique property offers spacious accommodation which would be well suited to up sizing families.

Internally the ground floor comprises of a spacious entrance hall, living room, separate dining room, good sized kitchen and a wet room. To the first floor, four well proportioned bedrooms are found (with the main bedroom benefiting from an ensuite), a family bathroom, separate WC and a useful study or storage room.

Externally the property benefits from a good sized rear garden which is mainly laid to lawn with a vast array of well established plants and shrubbery as well as a patio area for outdoor dining. To the front there is off street parking for several vehicles and access to the garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.2m x 2.9m (10'5" x 9'6")

Wooden staircase leading to first floor, access to ground floor rooms and a radiator.

LIVING ROOM 4.8m x 3.6m (15'8" x 11'9")

UPVC double glazed window to front aspect, wooden French doors leading to dining room, radiator and power points.

DINING ROOM 4.8m x 3.6m (15'8" x 11'9")

UPVC double glazed sliding doors with direct access to rear garden, door access to kitchen, gas fireplace, radiator and power points.

KITCHEN 4.1m x 2.8m (13'5" x 9'2")

UPVC double glazed window to rear aspect, matching high gloss kitchen wall and base units with laminated worktops, tiled splashbacks, integrated dishwasher, microwave, gas oven, hob and a stainless steel sink with mixer tap. Radiator and power points.

WET ROOM 2.9m x 1.4m (9'6" x 4'7")

Obscured UPVC double glazed window to rear aspect, tiled walls, wash hand basin, WC, shower and towel radiator.

FIRST FLOOR

BEDROOM ONE 4.8m x 3.2m (15'8" x 10'5")

UPVC double glazed window to rear aspect, built in wardrobes, access to en suite, radiator and power points.

EN SUITE 1.8m x 1.5m (5'10" x 4'11")

Wash hand basin with storage cupboard and mixer tap over, WC, tiled splashbacks.

BEDROOM TWO 4.8m x 3.3m (15'8" x 10'9")

UPVC double glazed window to front aspect, radiator and power points.

BEDROOM THREE 3.4m x 3m (11'1" x 9'10")

UPVC double glazed window to rear aspect, built in storage cupboard, radiator and power points.

BEDROOM FOUR 3.5m x 2.9m (11'5" x 9'6")

UPVC double glazed window to rear aspect, built in storage, radiator and power points.

STUDY/STORAGE ROOM 3m x 1.7m (9'10" x 5'6")

UPVC double glazed window to side aspect, slanted roof over garage, power points.

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

Obscured UPVC double glazed window to side aspect, tiled walls, wash hand basin, bath with shower over, radiator.

WC 2m x 0.8m (6'6" x 2'7")

Obscured UPVC double glazed window to side aspect, WC.

LANDING 3.8m x 3.8m (12'5" x 12'5")

UPVC double glazed window to front aspect, airing cupboard and access to all first floor rooms.

EXTERIOR

FRONT OF PROPERTY

Mainly tarmac driveway for multiple vehicles, access to garage, hedged boundary to the front, lawn area and some shrubbery.

REAR GARDEN

Mainly laid to lawn with a vast array of well established plants and shrubbery, raised patio for outdoor dining and gated side access to the front.

GARAGE 6.6m x 3m (21'7" x 9'10")

Up and over garage door, UPVC obscured double glazed window to side aspect, Worcester boiler, plumbing for washing machine and power points.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

