



4 DARTMOUTH WALK
KEYNSHAM
BRISTOL
BS31 2NZ
£289,950

SITUATED IN A POPULAR RESIDENTIAL AREA, ENJOYING A QUIET PEDESTRIAN WALKWAY FRONTAGE, CAN BE FOUND THIS WELL-PROPORTIONED THREE BEDROOM TERRACED HOME.

This welcoming home benefits from a well-balanced arrangement, offering comfortable room proportions throughout, and enjoys a bright & spacious feel to the ground floor due to the full length living areas & dual aspect windows. The property makes an inviting first impression, greeting with an attractive front garden leading to the entrance hall. The ground floor comprises a sizeable Lounge, with French doors opening to the rear garden, whilst a contemporary fitted kitchen/diner lends itself as an ideal family space. Upstairs, three bedrooms can be found, two of which are comfortable double rooms, a fitted bathroom and separate WC.

The property has undergone a schedule of works during the current ownership, to include re-wire throughout, newly installed gas combination boiler, and replacement kitchen.

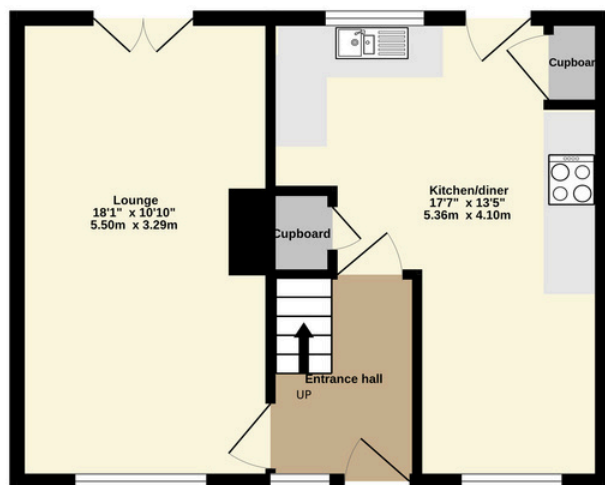
Externally, the rear garden enjoys a private rear aspect, whilst on street parking in the area is plentiful.

Sure to appeal to an array of buyers, an early viewing comes highly recommended.

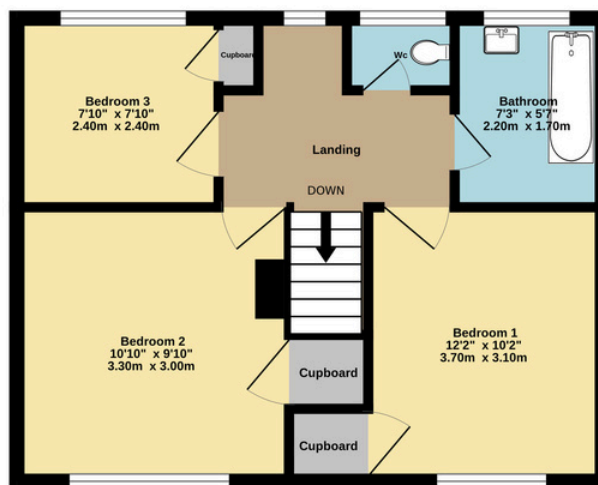




Ground Floor
396 sq.ft. (36.8 sq.m.) approx.



1st Floor
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 883sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy performance certificate (EPC)

4 Dartmouth Walk Keynsham BRISTOL BS31 2NZ	Energy rating C	Valid until:	26 January 2035
		Certificate number:	9600-5131-0022-6421-3953

Property type	Mid-terrace house
Total floor area	82 square metres

Rules on letting this property

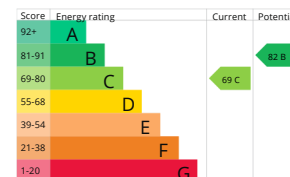
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).
(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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