



Dartmouth Walk, Keynsham, Bristol, BS31 2NZ

Guide Price £315,000

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Dartmouth Walk, Keynsham, Bristol, BS31 2NZ

Quote Reference NF0664 To Arrange Your Viewing

A Spacious End Terraced House, dating back to the 1950's. Tucked away behind a green this property is well situated for access to highly regarded local Primary Schools, the High Street and open countryside.

The owners have lived here since 2002 and upgraded the house which has a good layout that will suit many types of buyers. There is a spacious entrance hall leading into the hallway that then opens into a long Living Room complete with a log burner. Just beyond is a Conservatory, used a Dining area. Across is a wonderful Kitchen with a great range of integral appliances. The first floor offers three Bedrooms and a Shower Room. The main Bedroom is a good size.

Outside the Rear Garden is 17 Metres long, enclosed, with a Lawn, patio area and decked seating area. A large shed completes the garden. The front garden is deep set, low maintenance and gives privacy.





Entrance Hall

2.08m x 1.3m (6'9" x 4'3")

Obscure double glazed door with stained glass and a double glazed window to the front aspect, recessed spot lights, wall light and tiled flooring.

Hallway

Opening to the entrance hall, stairs leading to the first floor, door to the living room, wall light and tiled flooring

Living Room

5.98m x 2.94m (19'7" x 9'7")

Double glazed window to the front aspect, opening to the Conservatory and door to the Kitchen, coved ceiling, fire place with wooden surround with an inset log burner, radiator, television aerial and wooden flooring.





Conservatory

2.75m x 2.72m (9'0" x 8'11")

Double glazed French doors to the rear aspect with double glazed windows surrounding and opening into the Living Room, wooden flooring. This room is used as a Dining Room.

Kitchen

5.05m x 2.82m (16'6" x 9'3")

Double glazed window to the rear aspect, double glazed door to the side aspect and door to the Living Room. There is a range of wall and base units with under and over lights, tiled splash backs and wooden work tops, a ceramic 1 & 1/2 bowl sink unit with mixer tap over, fitted five ring gas hob with extractor hood over, double ovens, dishwasher and washing machine. There are also spaces for a fridge and a freezer. There is an under stairs storage cupboard and a cupboard housing a wall mounted Worcester Combination Boiler. The room has tiled flooring.

Landing



Bedroom One

4.13m x 3m (13'6" x 9'10")

Double glazed window to the front aspect, fitted cupboard, radiator and television aerial.

Bedroom Two

3.76m x 1.76m (12'4" x 5'9")

Double glazed window to the rear aspect, wooden panel wall, radiator and fitted bespoke double bed.

Bedroom Three

3.24m x 1.86m (10'7" x 6'1")

Double glazed window to the front aspect, fitted cupboard and a radiator.



Shower Room

2.01m x 1.71m (6'7" x 5'7")

Obscure double glazed window to the rear aspect, extractor fan, tiled walls, towel radiator and tiled flooring. There is a three piece suite comprising of a Shower cubicle with a mixer shower over, vanity unit with wash hand basin and a low level WC.

Rear Garden

17m x 8m (55'9" x 26'2")

Enclosed by wooden fence surround with a side access gate, mainly laid to lawn with a large patio area, decking area, planted borders with flowers and shrubs, a large plum tree, two wooden sheds and a large solid built shed with a tiled roof, metal frame and power and light.

Front Garden

Hedge and wall borders, laid to shingle with planted borders and an outside light.





Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

EPC = ?, Council Tax Band =B(£1,808.40 PA estimate) – Bath & Northeast Somerset.

Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built 1950

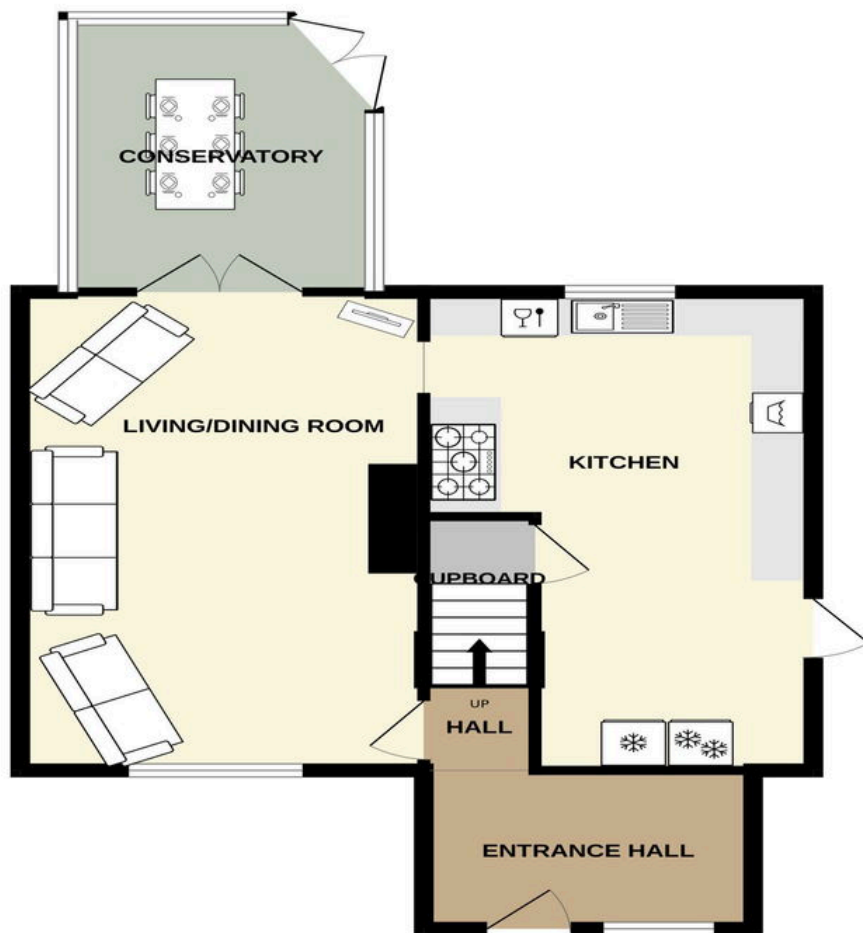
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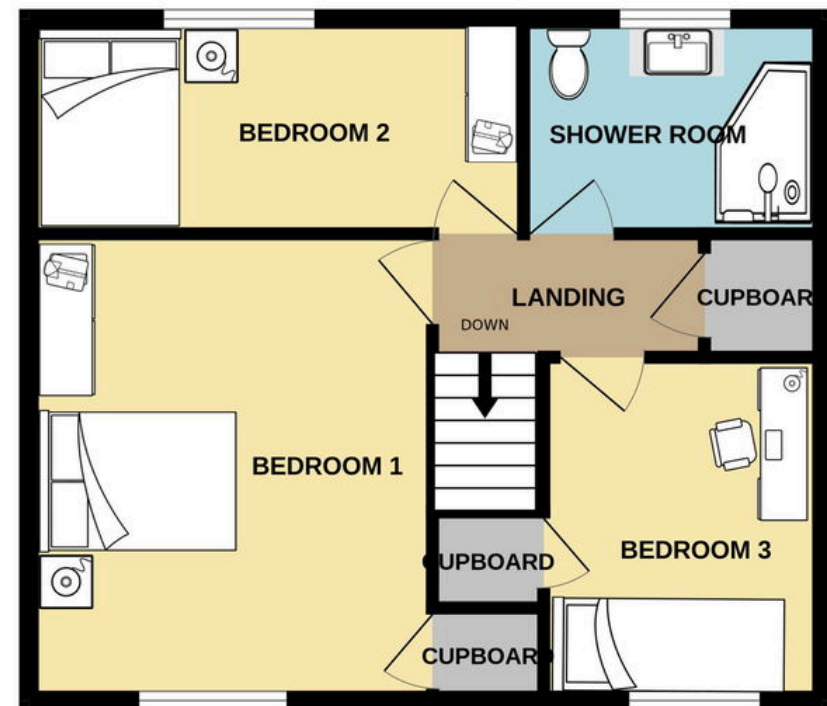
Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

GROUND FLOOR



1ST FLOOR



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