



12 Wellsway, Bristol, BS31 1HP
Offers In The Region Of £420,000

A charming 3-bedroom mid-terrace period property situated on the Wellsway, Keynsham and within the well regarded Wellsway School catchment area. This ideal family home is arranged over 3 floors and benefits from double glazing, gas fired central heating, 3 reception rooms, a southerly facing terraced rear garden and potential to rent off street parking nearby (subject to application and approval). An internal inspection is highly recommended.

Keynsham is ideally situated between Bristol and Bath, is well serviced by good road and rail networks. Keynsham High Street offers a variety of shops, public houses and restaurants. It has an award winning Memorial Park together with excellent primary and secondary schools.

Entrance via front door into

Lobby

Coving, part wood panel walls, further multi glazed door into

Hallway



Stairs rising to first floor landing, double radiator, stairs descending to kitchen, door to

Sitting Room

14'11" x 14'6" (4.56 x 4.42)



Feature uPVC double glazed bay window to front aspect, central ceiling rose, coving, picture rail, feature living flame gas fire with granite hearth, wooden surround and mantel over, wood effect flooring, double radiator.

Dining Room

12'7" x 11'1" (3.86 x 3.38)



uPVC double glazed window to rear aspect, double radiator, picture rail, slabbed fire heath with wooden surround and mantel over.

Kitchen

11'0" x 9'11" (3.36 x 3.04)



uPVC double glazed window to side aspect, door with steps down to utility, a range of wall and floor units with worksurface over, single sink drainer unit with mixer taps over, tiled splashbacks, under unit lighting, built in integrated full sized dishwasher, Belling electric oven and grill with 5 ring Neff gas hob over and extractor hood, integrated fridge, inset spots, tiled flooring, steps descending down to

Cellar/Utility

11'5" 5'6" (3.50 1.68)

Space and plumbing for white goods including washing machine, tumble drier and freezer, shelving, further door with slight step down into

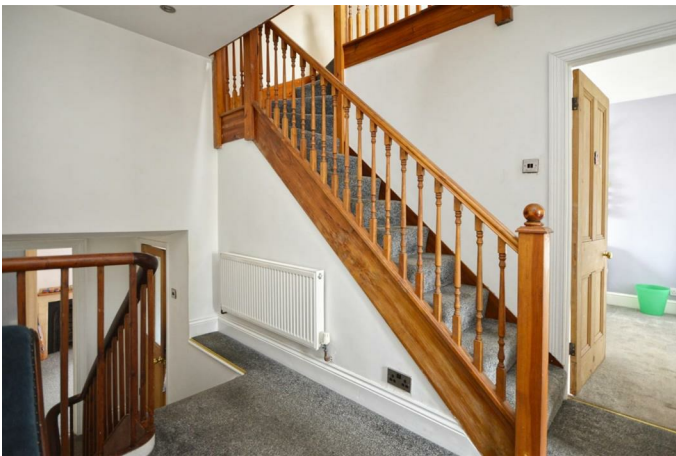
Lounge

16'0" x 10'6" (4.90 x 3.21)



Stable doors giving access to the side and rear of the property, uPVC double glazed patio doors with matching side panels giving access to the decking and balcony enjoying pleasant views over nearby countryside and garden, double glazed window to side aspect, double radiator, tiled flooring, coving, wall lights, wall mounted electric heater.

First Floor Landing



Doors to

Bedroom Three

9'11" x 8'6" (3.04 x 2.60)



uPVC double glazed window to rear aspect, double radiator, feature cast iron fire with stone surround and wooden mantel over.

W/C

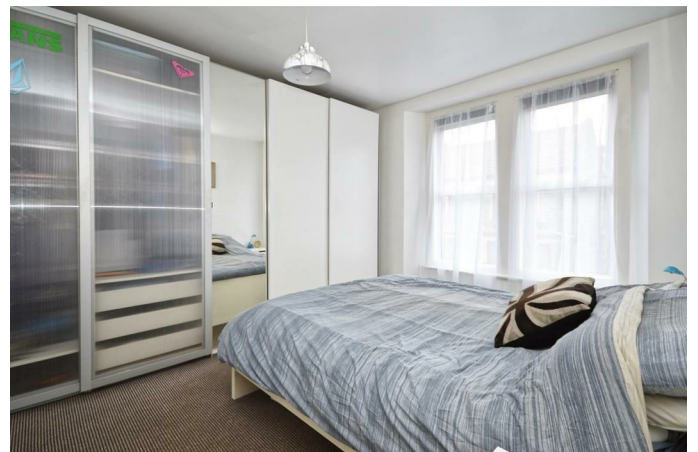
Obscured uPVC double glazed window to side aspect, low level w/c.

Second Floor Landing

Single radiator, inset spots, large airing cupboard with wooden shelving for linen and wall mounted Vaillant gas boiler, stairs rising to top floor, doors to

Master Bedroom

14'6" x 11'10" (4.42 x 3.63)



uPVC double glazed windows to front aspect, 1 large single radiator, a range of built in fitted wardrobes with hanging rail, drawers and shelving.

Bedroom Two

11'11" x 9'1" (3.40 x 2.77)



uPVC double glazed window to rear aspect, single radiator, storage cupboards with hanging rail and shelving.

Family Bathroom

8'11" x 6'8" (2.73 x 2.05)



Part obscured uPVC double glazed window to front aspect, inset spots, wash hand basin with storage drawers beneath, wall mounted chrome heated towel rail, panelled bath, part tiled walls, fully tiled shower cubicle with hinged glazed door and mains rainfall shower with separate shower attachment over.

Loft Room

13'8" x 11'9" (4.17 x 3.59)



2 Velux windows to side aspect, eaves storage cupboards, archway to further storage area.

Outside



The front of the property is access via wrought iron gate with slight step down to the front door. The front garden is laid to paving for ease of maintenance and is enclosed by a low level stone wall with pillars on the gates with coping stone. The southerly facing rear garden is arranged over 3 levels with a split level decking area adjacent to the side of the property ideal for garden furniture and bbqs etc, steps lead down to the first area of lawn, with a further level laid to patio and another area laid to lawn with retaining walls and steps. There are borders containing a good selection of shrubs, herbaceous perennials and spring bulbs, a large wooden shed is also included in the sale. The rear garden is enclosed by wooden featheredge fencing and wooden picket fencing. There is a rear wooden terrace accessed via the lounge at the rear creating a lovely sun terrace.

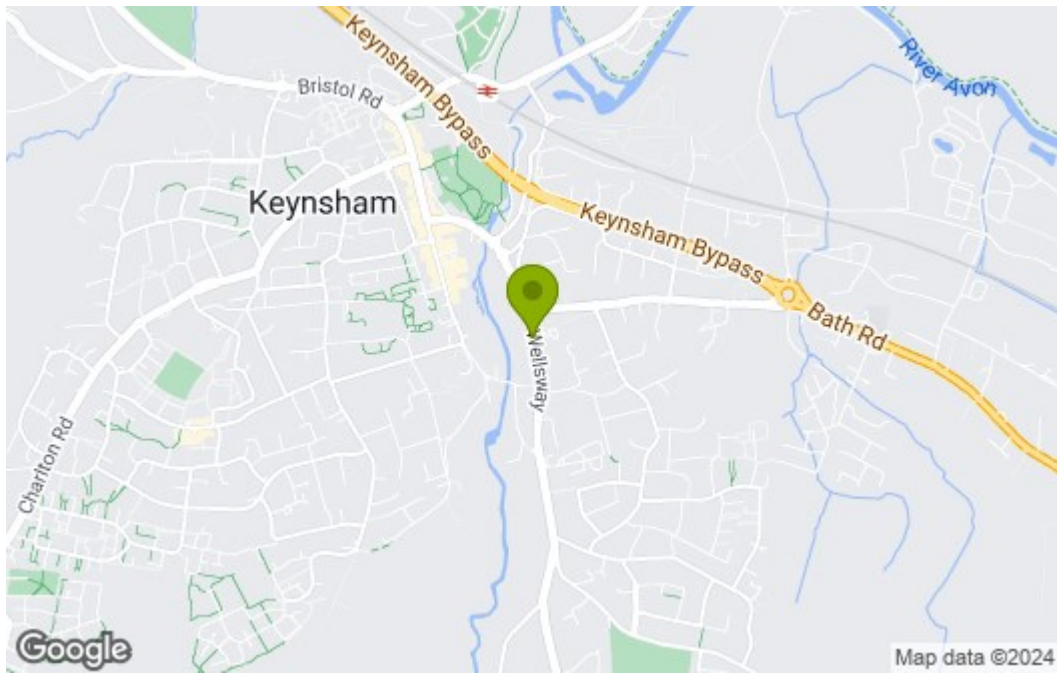
Directions

Sat Nav BS31 1HP

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		56	
(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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