

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

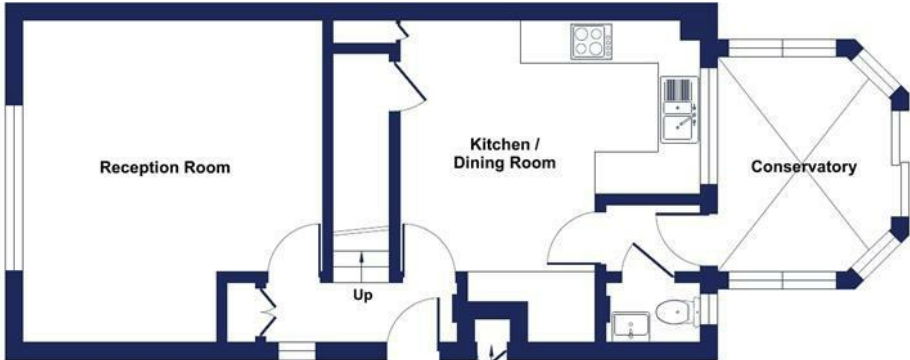
Deveron Grove, Keynsham, Bristol, BS31

Approximate Area = 1022 sq ft / 94.9 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Store

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1348429



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.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

8 Deveron Grove, Keynsham, Bristol, BS31 1UJ



£300,000

A three bedroom end of terraced home with the opportunity for buyers to add their own stamp to.

- End of terrace
- Entrance hallway
- Reception room
- Kitchen/breakfast room
- Downstairs WC
- Conservatory
- Landing
- Three bedrooms
- Family bathroom
- Front and rear gardens



8 Deveron Grove, Keynsham, Bristol, BS31 1UJ

A well proportioned three bedroom end of terrace home, ideally situated on the sought after Wellsway side of Keynsham, offering buyers an excellent opportunity to add their own stamp to.

Upon entering, you are welcomed by an entrance hallway leading to spacious ground floor accommodation, comprising a generous reception room, a kitchen/diner, a bright conservatory, and a convenient WC. Upstairs, the property boasts three well sized bedrooms, all served by a family bathroom.

Outside, the home enjoys low maintenance front and rear gardens, providing pleasant outdoor spaces to enjoy.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Obscured window to side aspect, doors leading to ground floor rooms and stairs to first floor. Storage cupboard and radiator.

RECEPTION ROOM 4.4m x 4.2m (14'5" x 13'9")

Double glazed window to front aspect and power points.

KITCHEN/BREAKFAST ROOM 4.2m x 3.4m (13'9" x 11'1")

Single glazed window to rear aspect and door to lobby. Matching wall and base units with work surfaces over and tiled splashbacks to areas, spaces for white goods, one and a quarter sink with mixer tap over, pantry cupboards, radiator and power points.

LOBBY 1.3m x 0.8m (4'3" x 2'7")

Single glazed door to conservatory and door to WC.

WC 1.3m x 0.8m (4'3" x 2'7")

Single glazed window to rear aspect, wash hand basin with hot and cold taps, low level WC and a heated towel rail.

CONSERVATORY 3m x 2.4m (9'10" x 7'10")

Double glazed windows and sliding door to rear garden, radiator and power points.

FIRST FLOOR

LANDING

Single glazed window to side aspect, doors leading to first floor rooms and an airing cupboard housing gas Valliant combination boiler. Access to loft via a hatch, radiator and power points.

BEDROOM ONE 4.2m x 2.5m (13'9" x 8'2")

Single glazed window to front aspect and power points.

BEDROOM TWO 3.3m x 2.9m (10'9" x 9'6")

Single glazed window to rear aspect, baxi wall heater and power points.

BEDROOM THREE 4.2m x 1.8m (13'9" x 5'10")

Single glazed window to front aspect and power points.

BATHROOM 2.5m x 1.4m (8'2" x 4'7")

Single glazed obscured window to rear aspect, panelled bath with taps and shower over off mains over, pedestal wash hand basin with hot and cold taps over and a low level WC. Fully tiled walls and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to chipping front garden.

REAR GARDEN

Fenced boundaries with gated side access. Laid to patio for outdoor dining and artificial lawn. Outside tap and power points.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C 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 100mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

