



Total Area: 88.4 m<sup>2</sup> ... 952 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.

# DAVIES & WAY

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14 Sunnymead, Keynsham, Bristol, BS31 1JD



£500,000

A spacious three bedroom detached bungalow located on the Wellsway side of town.

- Bungalow
- Detached
- Entrance hallway
- 'L shaped' Lounge/Dining room
- Kitchen
- Three bedrooms
- Shower room
- Gardens
- Garage
- No onward chain

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# 14 Sunnymead, Keynsham, Bristol, BS31 1JD

Enjoying a sought after cul de sac location on the Wellsway side of town, this spacious three bedroom detached bungalow offers versatile accommodation, well suited to those downsizing who are looking for a property to add their mark to.

Internally all accommodation is arranged over a single storey making it an ideal purchase for those planning for the future or with additional mobility needs. Once inside you are greeted by a spacious entrance hall with built in storage cupboard, loft access and doors leading to the remaining accommodation, this comprises of an 'L shaped' lounge/dining room measuring 7.4m x 5.6m ('24.3 x 18.4'). A double galley style kitchen, three well balanced bedrooms, a modern shower room and a separate WC. Externally the home sits within a delightful plot which to the front comprises of two large stone chipping areas, well stocked flower beds and a driveway that leads to a detached garage and onto the rear garden. The rear garden is of a sunny south easterly aspect and enjoys a level lawn, a generous patio, several small trees, well stocked flower beds and a greenhouse.

This delightful bungalow has been well cared for by the current owner and could be quite happily enjoyed in its current condition, while equally it offers a great amount of potential for somebody who wishes to reconfigure to their individual taste.

## INTERIOR

### GROUND FLOOR

Double glazed front door.

#### ENTRANCE HALLWAY 3.4m x 2.6m (11'1" x 8'6" )

Access to loft via hatch, built in storage cupboard, radiator, power points. Doors leading to rooms.

#### LOUNGE/DINING ROOM 7.4m x 5.6m (24'3" x 18'4" )

to maximum points. An 'L shaped' room with two large double glazed windows to front aspect and double glazed patio doors to the rear aspect that leads to the rear garden, feature gas flame effect fireplace with stone surround, radiators, power points, landline telephone point.

#### KITCHEN 3m x 2.6m (9'10" x 8'6" )

Double glazed window to rear aspect overlooking rear garden, obscured double glazed door to rear aspect providing access to rear garden, kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven with four ring gas hob and extractor fan over, space and plumbing for washing machine, slimline dishwasher and space and power for upright fridge/freezer. Wall mounted gas combination boiler, power points, tiled splashbacks to all wet areas.

#### BEDROOM ONE 4.7m x 3.1m (15'5" x 10'2" )

Double glazed window to front aspect, one separate built in double wardrobe and one triple wardrobe, radiator, power points.

#### BEDROOM TWO 3.3m x 3.1m (10'9" x 10'2" )

Double glazed window to rear aspect overlooking rear garden, built in triple wardrobe, radiator, power points.

#### BEDROOM THREE 3.5m x 2.1m (11'5" x 6'10" )

Double glazed window to side aspect, built in double wardrobe, radiator, power points.

#### SHOWER ROOM 1.8m x 1.7m (5'10" x 5'6" )

Obscured double glazed window to rear aspect, two piece suite comprising pedestal wash hand basin and walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### WC 1.8m x 1m (5'10" x 3'3" )

Obscured double glazed window to rear aspect, low level WC, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to stone chippings with wall and shrub boundaries, well stocked flower beds, path leading to front door, drive leading to car port and garage and providing gated access to rear garden.

### REAR GARDEN

To a sunny south easterly aspect, mainly laid to a level lawn with a generous patio, wall and fenced boundaries, well stocked flower beds, several small trees, vegetable plot, greenhouse, pedestrian access to garage.

#### GARAGE 5.6m x 2.9m (18'4" x 9'6" )

Accessed via up and over door with pedestrian door to the rear garden, window to side aspect leading to rear garden benefitting from power and lighting.

## 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](http://www.gov.uk) website. Probate has been applied for.

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](http://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.

