



6 ST LADOC ROAD
KEYNSHAM
BRISTOL
BS31 2DR
£500,000

A stunning, bay-fronted, semi-detached property boasting a full-width single storey extension and presented to an excellent decorative standard. The Bath stone façade and elevated position provides an impressive kerb appeal, with the front garden providing the perfect approach and entrance to this welcoming family home.

Set within a spacious plot, this three bedroom property boasts a wealth of benefits externally. To the rear aspect, a private garden enjoys a sunny westerly aspect and backs onto surrounding gardens. To the front, can be found a tiered garden with side pedestrian access to the rear garden and a driveway providing off-street parking.

Internally, the property has been enhanced in recent years with the introduction of a single storey, full-width extension. This extension works seemingly with the existing accommodation and has created the most wonderful, open-plan family room. Bathed in natural light via the vaulted ceiling, with three 'Velux' windows and bi-folding doors which provide direct access to the garden. This open-plan family room provides a designated sitting and dining area and a contemporary fitted kitchen. The kitchen comprises numerous built-in wall and base units with a feature fitted kitchen with breakfast bar seating. A separate lounge provides a 'cosy' additional reception room, complete with feature fireplace and a large bay window overlooking the front aspect. Completing the ground floor, are the highly valuable and practical WC cloakroom and utility room - a must-have for any buyer.

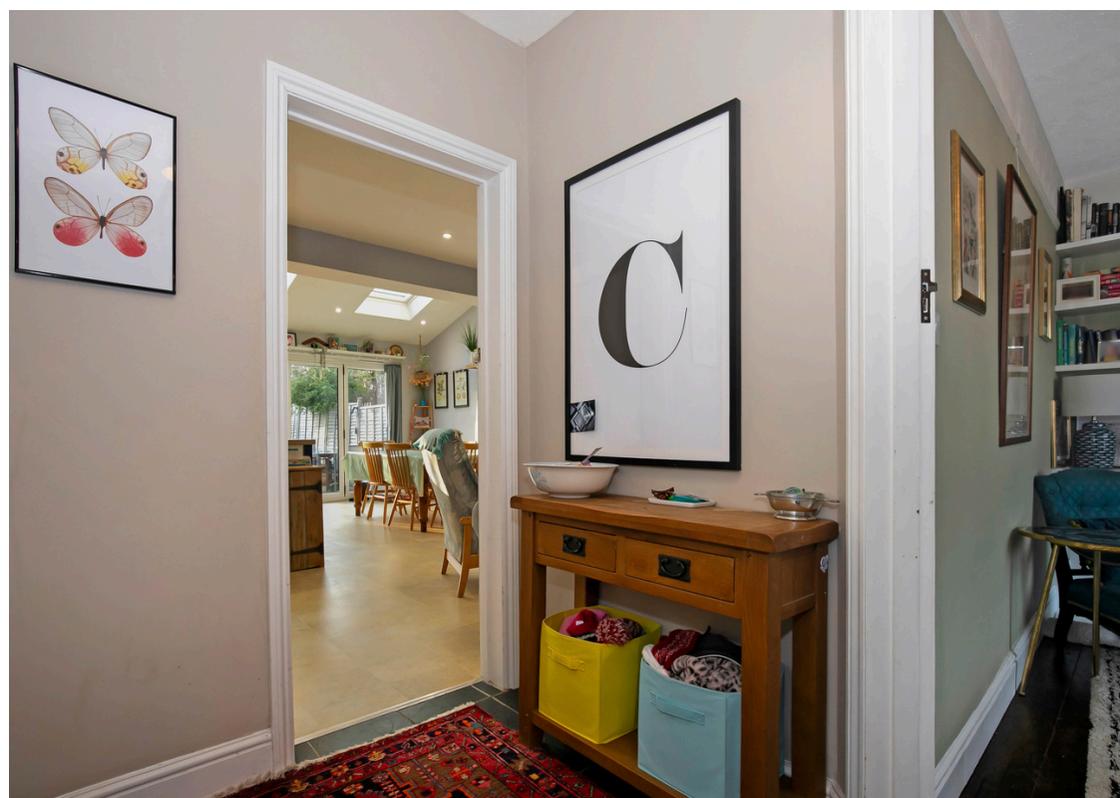
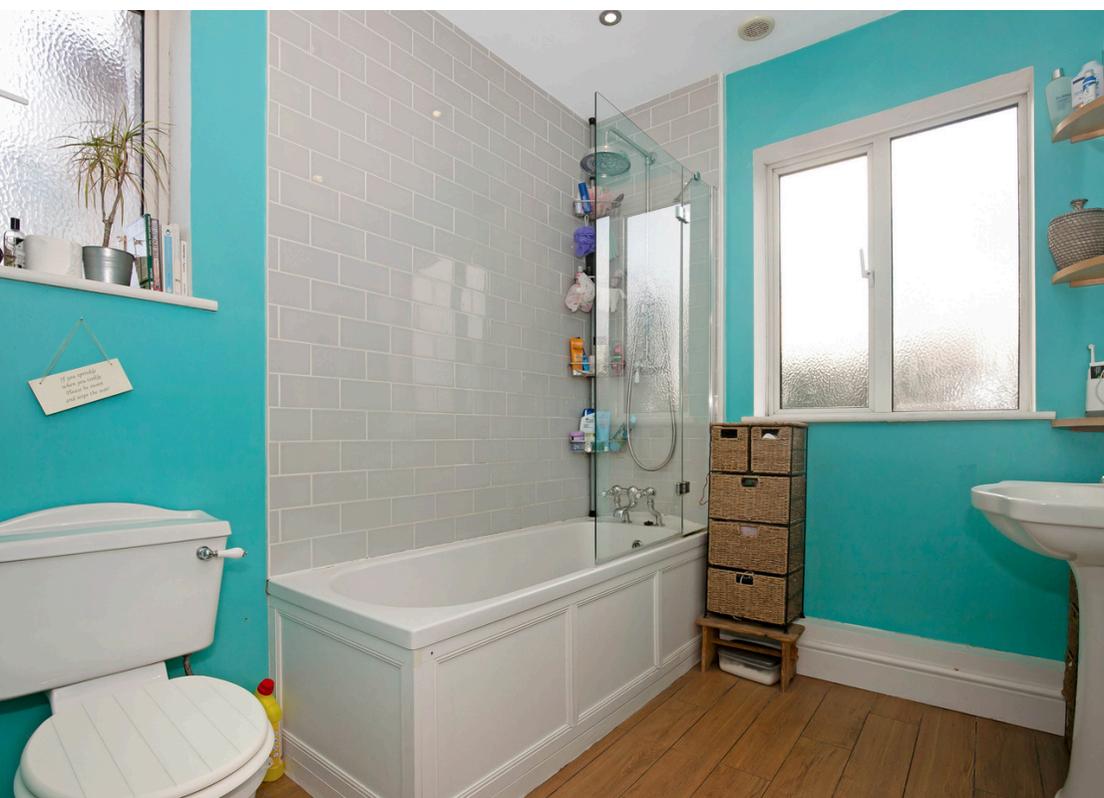
Appointed to the first floor can be found a landing with stairs leading from the ground floor and double-glazed window to the side aspect. Doors then lead to all three bedrooms and the bathroom. The two largest bedrooms are impressive double rooms with the principal bedroom positioned to the front of the property, taking in the far-reaching views of the area. The bathroom, impresses in proportion and comprises a modern three-piece, white suite.

Furthermore, the property is gas central heated via a 'Vaillant' gas combination boiler found to the first floor airing cupboard and is double-glazed throughout.

Positioned within this popular residential location in Keynsham, the property can be found only a short walk to Keynsham train station, providing commuters a short 8 minute journey to both Bath & Bristol. For those looking to take advantage of the large selection of independent shops, cafes and restaurants, Keynsham High Street is only moments away. Perfect for any professional couple or families alike.

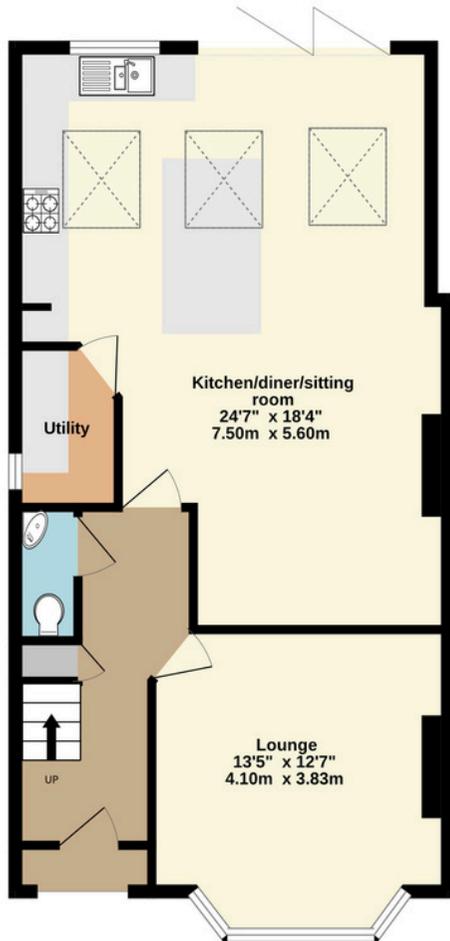




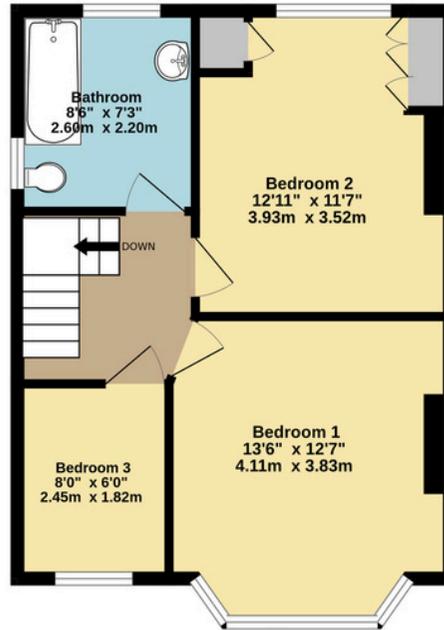




Ground Floor
657 sq.ft. (61.1 sq.m.) approx.



1st Floor
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 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)

6 St. Ladoc Road Keynsham BRISTOL BS31 2DR	Energy rating	Valid until:	21 September 2032
	C	Certificate number:	2170-8911-3120-3104-2221

Property type	Semi-detached house
Total floor area	106 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.

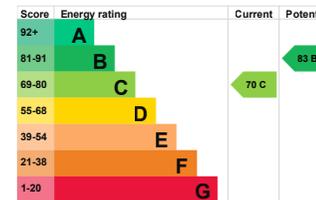
[See how to improve this property's energy efficiency.](#)

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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