

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Oak Tree Walk, Keynsham, Bristol, BS31

Approximate Area = 809 sq ft / 75.1 sq m
Garage = 249 sq ft / 23.1 sq m
Total = 1058 sq ft / 98.2 sq m
For identification only - Not to scale



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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DAVIES & WAY

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9 Oak Tree Walk, Keynsham, Bristol, BS31 2SA



£345,000

An attractive three bedroom end of terrace home located in a popular cul de sac setting.

- End of Terrace
- Entrance Hallway
- Lounge
- Kitchen/Dining room
- Landing
- Three Bedrooms
- Bathroom
- Front and rear gardens
- Double garage
- Parking space



9 Oak Tree Walk, Keynsham, Bristol, BS31 2SA

Enjoying a quiet cul-de-sac position overlooking nearby green space, this attractive neo-Georgian three bedroom end of terrace home offers bright, well-proportioned accommodation throughout. The property further benefits from a detached double garage, an extremely rare and valuable feature for the area.

Internally, the ground floor comprises a welcoming entrance hallway leading to a bow-fronted lounge, which in turn opens into a fitted kitchen/dining room enjoying views over and direct access to the rear garden. To the first floor, a central landing provides access to three well balanced bedrooms, all of which enjoy pleasant outlooks across either the rear garden or the neighbouring green space, together with a modern three-piece family bathroom.

Externally, both the front and rear gardens have been landscaped with ease of maintenance in mind. The front garden is mainly laid to lawn with well-stocked flowerbeds, while the rear garden offers a generous lawn, two separate patio areas ideal for entertaining, and pedestrian access to the garage. The detached garage measures approximately 5.3m x 4.2m (17'4" x 13'9") and benefits from a roller shutter door, power and lighting, and off-street parking positioned adjacent to the rear garden.

INTERIOR

GROUND FLOOR

HALLWAY 1.5m x 1.5m (4'11" x 4'11")

Radiator, stairs rising to first floor landing, door leading to lounge.

LOUNGE 5.4m x 4m into bow window (17'8" x 13'1" into bow window)

Double glazed bow window to front aspect, understairs storage cupboard, radiator, power points, opening leading to kitchen/dining room.

KITCHEN/DINING ROOM 5m x 2.8m (16'4" x 9'2")

Double glazed window to rear aspect overlooking rear garden, double glazed patio doors to rear aspect overlooking and providing access to rear garden. Modern kitchen comprising range of soft close wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven, five ring gas hob with glass and stainless steel extractor fan over and integrated microwave and slimline dishwasher. Space and plumbing for washing machine, wall mounted gas combination boiler, power points, tiled splashbacks to all wet areas. Dining area offering ample space for family sized dining table, space and power for upright fridge/freezer, radiator, power points.

FIRST FLOOR

LANDING 2.5m x 1.3m (8'2" x 4'3")

Access to loft via hatch, doors leading to rooms.

BEDROOM ONE 4.5m x 2.7m (14'9" x 8'10")

Double glazed window to front aspect enjoying green views, radiator, power points, bespoke built solid oak wardrobes.

BEDROOM TWO 3m x 2.8m (9'10" x 9'2")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM THREE 3m x 2.2m (this measurement includes bulkhead) (9'10" x 7'2" (this measurement includes bulkhead))

Double glazed window to front aspect overlooking adjoining green space, built in storage cupboard, radiator, power points.

BATHROOM 2.2m x 1.9m (7'2" x 6'2")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT GARDEN

Low maintenance front garden mainly laid to lawn with well stocked flower beds, path leading to front door.

REAR GARDEN

Spacious rear garden mainly laid to lawn with wall and fenced boundaries, gated lane access to front of property and to rear parking space, two patios.

GARAGE 5.3m x 4.2m (17'4" x 13'9")

Accessed via electrically operated roller shutter door with pedestrian access to garden. Double glazed window to side aspect overlooking rear garden, benefitting from power and lighting.

OFF STREET PARKING

Off street parking space located adjacent to garage.

TENURE

This property is freehold

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website.

ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

