

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

Wellsway, Keynsham, Bristol, BS31

Approximate Area = 1198 sq ft / 111.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1422940



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

1 Wellsway, Keynsham, BS31 1HS



£525,000

An attractive three bedroom period home that's offered to the market with no onward chain.

- Victorian home
- Entrance hallway
- Lounge
- Breathtaking kitchen/dining/family room
- WC
- Landing
- Three bedrooms
- Family bathroom
- Gardens
- No onward sales chain



1 Wellsway, Keynsham, BS31 1HS

Located in a prime position on the Wellsway side of town, within easy reach of the town centre, Memorial Park and within the Wellsway and Chandag School catchments, this beautifully presented three bedroom Victorian home blends period character with modern additions and features an impressive full width kitchen/dining/family room opening onto the rear garden.

Upon entering, a welcoming hallway with exposed floorboards and mosaic tiling leads to a formal bay fronted lounge with double glazed sash windows, exposed floorboards and a feature wood burning stove with stone mantel. To the rear of the property is a stunning kitchen/dining/family room measuring approximately 5.3m (17'4") in length. This bright and sociable space offers a bespoke fitted kitchen with centrepiece island, lantern roof light and full width bi folding doors providing direct access to the garden. A useful utility cupboard and a well appointed WC complete the ground floor. To the first floor the home offers three well proportioned bedrooms, with bedrooms one and two benefiting from built in storage, together with a quality family bathroom.

Externally the front garden has been landscaped to provide off street parking via double gates with a combination of block paving and stone chippings. The rear garden enjoys a full width patio ideal for entertaining, a level lawn and a timber summerhouse.

The property also offers the opportunity to extend into the loft space, which has permitted planning (BANES planning portal ref: 20/03611/FUL) and already benefits from staircase access, power, lighting and a Velux window. The home is offered to the market with no onward sales chain making it an ideal purchase for upsizing families

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.2m x 1.8m (17'0" x 5'10")

Obscured double glazed window to front aspect, mosaic flooring, stripped floorboards, period style radiator, understairs storage cupboard containing the smart hub, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.9m x 3.8m into bay (16'0" x 12'5" into bay)

Double glazed sash bay window to front aspect, feature woodburning stove with stone mantel, picture rail, high level skirting board, exposed floorboards, period style radiator, power points.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 4.3m x 5.3m (14'1" x 17'4")

Double glazed window and double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, double glazed lantern roof with inset blinds to roofline. Bespoke built kitchen comprising range of soft close wall and base units with Quartz work surfaces over, bowl and a quarter sink with mixer tap over, integrated dishwasher, space and gas supply for 'Range' style oven with oversized extractor fan over, space, water supply and power for American style fridge/freezer, centrepiece island with inset breakfast bar. Brick wall effect tiles, power points, splashbacks. Dining and family area offering ample space for family sized dining table with separate seating area, radiators, power points, brick wall effect tiles, two built in cupboards (one offering space and plumbing for washing machine and tumble dryer).

WC 1.6m x 0.8m (5'2" x 2'7")

Obscured double glazed window to side aspect, matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC, heated towel rail, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.5m x 1.9m (8'2" x 6'2")

to maximum points. Obscured double glazed window to side aspect, door leading to staircase access into boarded loft that benefits from power, lighting and Velux window to roofline and offers the opportunity to extend into as has permitted planning (BANES planning portal ref: 20/03611/FUL)

BEDROOM ONE 3.9m x 3.5m (12'9" x 11'5")

Dual double glazed sash windows to roofline, two built in wardrobes, period style fireplace, radiator, power points.

BEDROOM TWO 3.8m x 3.4m (12'5" x 11'1")

Double glazed window to rear aspect overlooking rear garden, built in storage cupboard, picture rail, radiator, power points.

BEDROOM THREE 2.8m x 2.4m (9'2" x 7'10")

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

BATHROOM 2.5m x 2.7m (8'2" x 8'10")

Obscured double glazed sash window to front aspect, luxury three piece suite comprising wash hand basin with waterfall mixer tap over, low level WC, panelled bath with centrally located mixer tap and dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to block paving and stone chippings that are accessed via a dropped kerb and provides ample off street parking, path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to lawn with fenced boundaries, timber summerhouse, patio, vegetable plot, gate leading to gated side lane.

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 1800mbps (Source - Ofcom).

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

