

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	

Constable Close, Keynsham, Bristol, BS31

Approximate Area = 1033 sq ft / 95.9 sq m

Annexe = 239 sq ft / 22.2 sq m

Outbuildings = 142 sq ft / 13.1 sq m

Total = 1414 sq ft / 131.2 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: 1498717



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DAVIES & WAY

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15 Constable Close, Keynsham, Bristol, BS31 2UN



£440,000

A beautifully presented and rare home in a tucked away position benefiting from improvements and additions to the home made in it's current ownership.

- End of terrace
- Lounge
- Dining room
- Kitchen/Breakfast room
- Cloakroom
- Three bedrooms
- Westerly facing rear garden
- Garage conversion
- Utility
- Home office/Gym



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15 Constable Close, Keynsham, Bristol, BS31 2UN

Tucked away within a cul-de-sac on the sought after Wellsway side of Keynsham, this attractive end-of-terrace home enjoys a convenient location within easy walking distance of Keynsham High Street, the railway station and the open green spaces of Memorial Park. Beautifully presented throughout, the property offers spacious and versatile accommodation.

The ground floor is entered via an entrance hall, providing access to a generous dual aspect lounge featuring French doors opening onto the rear garden, a convenient cloakroom, and a separate dining room that leads through to a contemporary kitchen. Well equipped with integrated appliances, the kitchen also benefits from French doors providing direct access to the rear garden. To the first floor are three well proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, all served by a modern family bathroom.

Accessed independently from the front of the property, the converted garage provides excellent additional accommodation, now comprising an open plan kitchen/living area with French doors opening onto a private garden area, and a fourth bedroom. This versatile space is ideal for multi-generational living, guest accommodation or those seeking a degree of independent living. A useful utility room is also accessed independently forming part of the original garage.

Further enhancing the property's appeal is an outbuilding, currently arranged as a home gym but equally suited to use as a home office.

Externally, the property benefits from off-street parking to the front, while the beautifully landscaped, private westerly facing rear garden offers a wonderful setting designed with a choice of decked seating areas, complemented by mature planting and established shrubs.

INTERIOR

GROUND FLOOR

ENTRANCE HALL 1.8m x 1.7m (5'10" x 5'6")

Double glazed obscured window to front aspect, doors to ground floor rooms, radiator and power points.

LOUNGE 5.7m x 3.5m (18'8" x 11'5")

Double glazed windows to side aspect, windows and French doors to rear garden and velux windows in roof. Electric feature fireplace, spotlights, radiator and power points.

DINING ROOM 5.1m x 4.6m (16'8" x 15'1")

Double glazed window to front aspect, door to kitchen and staircase to first floor with fitted storage below. Spotlights, radiators and power points.

KITCHEN/BREAKFAST ROOM 4.6m x 2.6m (15'1" x 8'6")

Double glazed window and French doors to rear garden, matching wall and base units with work surfaces over, integrated appliances including fridge, dishwasher, microwave, electric oven and a four ring gas hob with glass splashback and extractor hood over. Basin with mixer tap over, breakfast bar, tiled flooring, wall mounted boiler in wall units, spotlights, radiator and power points.

CLOAKROOM 0.9m x 0.8m (2'11" x 2'7")

Vanity basin unit with mixer tap over and a wall mounted hand soap dispenser, tiled wall to sink area and a WC with hidden cistern.

FIRST FLOOR

LANDING 3m x 1.8m (9'10" x 5'10")

Double glazed window to side aspect and doors to first floor rooms. Storage cupboard over bulkhead of stairs and spotlights.

BEDROOM ONE 4.1m x 2.6m (13'5" x 8'6")

Double glazed window to front aspect, built in wardrobe with sliding doors, spotlights, radiator and power points.

BEDROOM TWO 3.7m x 2.5m (12'1" x 8'2")

Double glazed window to rear aspect, built in wardrobes, spotlights, radiator and power points.

BEDROOM THREE 2.7m x 1.9m (8'10" x 6'2")

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

BATHROOM 1.9m x 1.8m (6'2" x 5'10")

Double glazed obscured window to front aspect, walk in electric shower cubicle, vanity basin unit with mixer tap and a WC with hidden cistern. Wall mounted shelving unit with mirrored door, fully tiled walls, spotlights, heated towel rail and shaving power points.

EXTERIOR

FRONT OF PROPERTY

Hardstanding driveway and a laid patio pathway leading to front door, garage conversion and gated access to garden.

REAR GARDEN

Choice of two decking areas for outdoor dining and a small patio area with arbour bench. Mainly fenced boundaries with well stocked flower beds and a vast array of well established trees, plants, shrubbery and a lawn.

SIDE OF PROPERTY

Continuing from the rear garden, a flower bed continues with established ferns and a laid patio pathway leading to the gated side access of property and opening out to an area of laid to decorate chippings with French doors into both the garage conversion and an outbuilding, currently being used as a gym. Behind the outbuilding leads to a timber storage shed.

OUTBUILDING 3.4m x 3.2m (11'1" x 10'5")

Double glazed window and French doors, spotlights, electric radiator and power points. Currently used as a gym and could also be utilised as a home office.

CONVERTED GARAGE

KITCHEN/LOUNGE 5.9m x 2.1m (19'4" x 6'10")

(Measured to maximum points). Door to access from the front of property and double glazed French doors to the side garden. Door to bedroom four, matching base and work units with work surfaces over, integrated electric oven and hob with extractor over, space for under cabinet fridge, basin and drainer with mixer tap over. Breakfast bar, spotlights, radiator and power points.

BEDROOM FOUR 3m x 3.1m (9'10" x 10'2")

Double glazed window to front aspect, sliding door to en suite, radiator and power points.

EN SUITE 2.2m x 0.7m (7'2" x 2'3")

Walk in shower cubicle off mains, low level WC, vanity basin unit with mixer tap over and a wall mounted mirror above.

UTILITY ROOM 2.1m x 1.6m (6'10" x 5'2")

Door to access from front of property, matching wall and base units with work surfaces over, space and plumbing for washing machine and a wall mounted Worcester boiler. Spotlights, radiator 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 1800mbps (Source - Ofcom).

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

