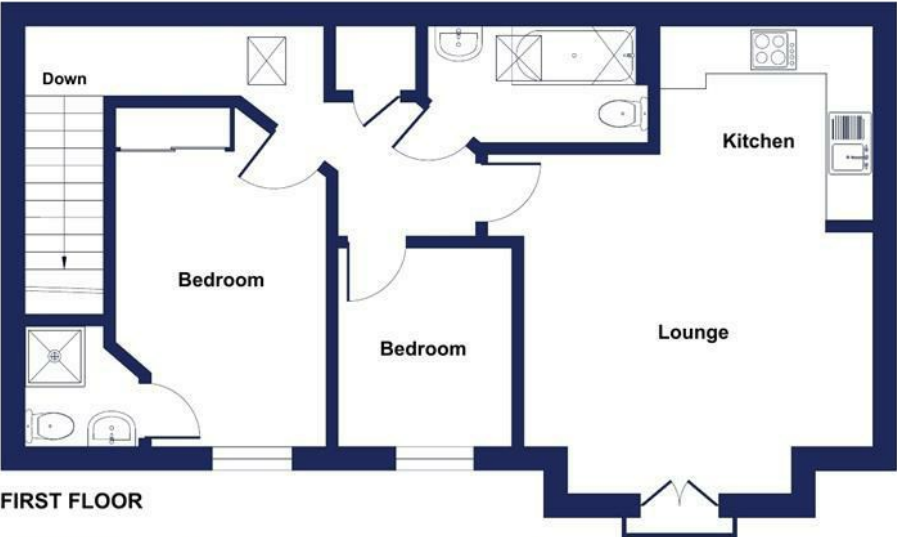


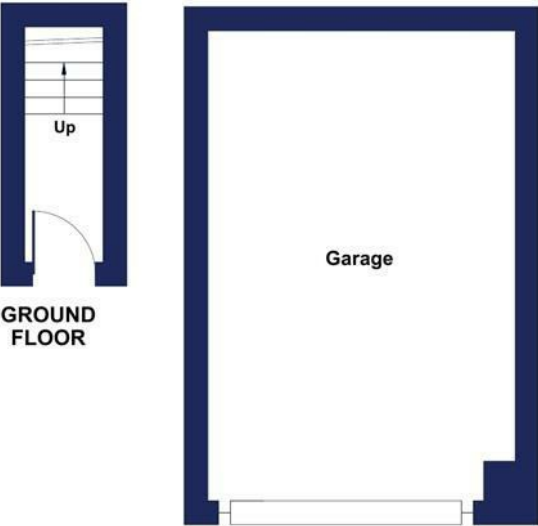
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Blackberry Way, Keynsham, Bristol, BS31

Approximate Area = 670 sq ft / 62.2 sq m
Garage = 251 sq ft / 23.3 sq m
Total = 921 sq ft / 85.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1493244



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

3 Blackberry Way, Keynsham, Bristol, BS31 1FH



£295,000

A fine example of a well cared for, two double bedroom detached coach house that's located within a tucked away setting.

- Coach House ▪ Detached ▪ Lounge/Dining room ▪ Kitchen ▪ Two bedrooms ▪ Bathroom ▪ En suite ▪ Garage ▪ Two parking spaces ▪ Freehold

www.daviesandway.com
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3 Blackberry Way, Keynsham, Bristol, BS31 1FH

Enjoying a tucked away position within a popular modern development, this well presented two bedroom detached coach house offers stylish freehold accommodation ideally suited to first time buyers or downsizers.

The property is accessed via a private entrance with stairs rising to the first floor accommodation. A spacious entrance hallway provides a built in storage cupboard and loft access before leading through to the remaining accommodation. At the heart of the home is a generous lounge/dining room, filled with natural light and featuring French doors opening onto a Juliet balcony. The lounge also provides direct access to a modern fitted kitchen. There are two well-proportioned bedrooms, with the principal bedroom benefiting from the added luxury of an en-suite shower room, while the second bedroom is served by a contemporary three-piece bathroom.

Externally, the property is approached via a private pathway leading to the front entrance. Further benefits include an oversized garage with an up and over door, power and lighting, together with two allocated parking spaces, providing excellent practicality and convenience.

INTERIOR

ENTRANCE HALLWAY 1.6m x 1.1m (5'2" x 3'7")
Radiator, power points, stairs rising to first floor landing.

FIRST FLOOR

HALLWAY 5.1m x 2.9m (16'8" x 9'6")
to maximum points. Double glazed velux style window to roofline, hatch providing access to loft, built in storage cupboard, radiator, power points, doors leading to rooms.

LOUNGE/DINING ROOM 4.4m x 4.4m (14'5" x 14'5")
to maximum points. Double glazed French doors with inset blinds to Juliet balcony to front aspect, radiators, power points, opening leading to kitchen.

KITCHEN 2.8m x 2.5m (9'2" x 8'2")
Double glazed velux style window to roofline, range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring gas hob and extractor fan over, wall mounted gas combination boiler, space and plumbing for washing and space and power for upright fridge/freezer. Power points, tiled splashbacks to all wet areas.

BEDROOM ONE 4.4m x 2.6m (14'5" x 8'6")
to maximum points. Double glazed window to front aspect, built in double wardrobe, radiator, power points. Door leading to en suite shower room.

EN SUITE SHOWER ROOM 1.5m x 1.5m (4'11" x 4'11")
Modern, matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower

cubicle with shower off mains supply over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 2.6m x 2.2m (8'6" x 7'2")
Double glazed window to front aspect, radiator, power points.

BATHROOM 2.9m x 1.5m (9'6" x 4'11")
Double glazed velux style window to roofline, modern matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Path leading to front door.

OFF STREET PARKING
Hardstanding off street parking for two vehicles.

GARAGE
Oversized garage accessed via up and over door, water tap, benefitting from power and lighting.

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. 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
This property is subject to an estate charge of £200 per annum.

Local authority: Bath and North East somerset.
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE O2, Three, Vodafone - all likely available (Source - Ofcom)

