

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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5 Mendip Close, Keynsham, Bristol, BS31 2HP



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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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£365,000

A sympathetically extended three bedroom end of terrace home located within a residential cul de sac.

- Entrance Hallway ▪ Lounge ▪ Kitchen/Dining room ▪ Utility room ▪ Conservatory ▪ WC ▪ Three bedrooms ▪ Family shower room ▪ Gardens

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5 Mendip Close, Keynsham, Bristol, BS31 2HP

An excellent example of a sympathetically extended and comprehensively improved three bedroom end of terrace home, having undergone a thoughtful programme of renovation to create stylish, modern accommodation ideally suited to growing families.

Internally, the ground floor is entered via an entrance porch leading into a welcoming hallway and a bright, well-proportioned lounge. To the rear, a standout open-plan kitchen/dining room measuring an impressive 6.8m (22'3") provides an excellent sociable space, flowing through to a delightful conservatory that enjoys views over the garden. A useful utility room sits just off the kitchen, with a WC and additional store room completing the ground floor. To the first floor, the property offers three well-balanced bedrooms alongside a contemporary three piece family shower room. A further loft room, accessed via a fixed staircase ladder, provides valuable additional space and is currently utilised as a bedroom.

Externally, the property benefits from low-maintenance, landscaped gardens to both front and rear. The front is predominantly block paved, accessed via a dropped kerb to provide ample off-street parking. The rear garden is ideal for both relaxing and entertaining, featuring a generous patio, level lawn, well-stocked borders, a feature pond and a timber summerhouse.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.9m x 1m (9'6" x 3'3")

Obscured double glazed window to front aspect and obscured double glazed window to side aspect, obscured double glazed door leading to hallway.

HALLWAY 2.9m x 1.2m (9'6" x 3'11")

Built in understairs storage cupboards, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.6m x 3.6m (15'1" x 11'9")

to maximum points. Double glazed window to front aspect, radiator, power points, glazed French doors leading to kitchen/dining room.

KITCHEN/DINING ROOM 6.8m x 2.9m (22'3" x 9'6")

Double glazed windows and patio doors to rear aspect leading to conservatory. Kitchen comprising range of matching soft close wall and base units with roll top work surfaces, 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 and power for American style fridge/freezer, power points, splashbacks to all wet areas, opening leading to utility room.

UTILITY ROOM 4.2m x 1.6m (13'9" x 5'2")

Obscured double glazed door to front aspect, lantern style light to roofline, double glazed door to store, door to WC. Range of matching wall and base units with roll top work surfaces, space and plumbing for washing machine and low level fridge and freezer, power points.

WC 1.3m x 0.8m (4'3" x 2'7")

Modern matching two piece suite comprising pedestal wash hand basin with mixer tap over and low level WC, splashbacks to all wet areas.

CONSERVATORY 4.8m x 2.8m (15'8" x 9'2")

Double glazed windows to rear and side aspects, double glazed French doors to rear aspect overlooking and providing access to rear garden, radiator, power points.

STORE 4.2m x 2m (13'9" x 6'6")

Double glazed window to side aspect and double glazed French doors to side aspect overlooking and providing access to rear garden, benefitting from power, lighting and ample storage.

FIRST FLOOR

LANDING 3.3m x 1.9m (10'9" x 6'2")

Static staircase ladder leading to loft room, radiator, doors leading to rooms.

BEDROOM ONE 3.6m x 3.6m (11'9" x 11'9")

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

BEDROOM TWO 3.8m x 3.8m (12'5" x 12'5")

Dual double glazed windows to rear aspect overlooking rear garden, built in double wardrobes, radiator, power points.

BEDROOM THREE 2.8m x 2.5m (9'2" x 8'2")

to maximum points. Double glazed window to front aspect, built in wardrobe and storage cupboard, radiator, power points.

SHOWER ROOM 2.4m x 1.7m (7'10" x 5'6")

Obscured double glazed window to rear aspect, high quality modern three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

SECOND FLOOR

LOFT ROOM 3.7m x 3.6m (restricted head height in places) (12'1" x 11'9" (restricted head height in places))

Dual double glazed velux style windows to roofline, power points.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to block paving that's accessed via a dropped kerb and provides ample parking, fenced boundaries, external power, tap, door leading to utility room, path leading to front door.

REAR GARDEN

Landscaped rear garden mainly laid to a level lawn that's enclosed by fenced boundaries, generous patio, well stocked flower beds, timber summerhouse, feature pond.

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 is a PRC rebuild. The certificate is available on request.

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).

