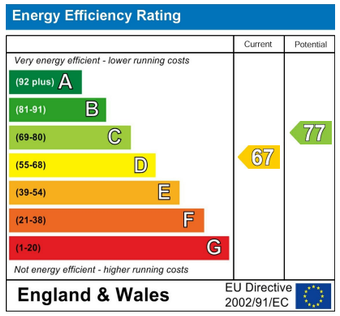


## Bath Road, Keynsham, Bristol, BS31

Approximate Area = 1798 sq ft / 167 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: 1396885

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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

## 62 Bath Road, Keynsham, BS31 1SP



## £783,500

A fine example of an excellently presented improved four bedroom detached 1930's home that offers versatile and generous accommodation throughout, excellently suited to upsizing families.

■ Detached ■ Four Receptions ■ Kitchen/Breakfast Room ■ WC ■ Four Bedrooms ■ Ensuite Shower Room ■ Family Bathroom ■ Generous Driveway ■ Landscaped Gardens

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RICS

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# 62 Bath Road, Keynsham, BS31 1SP

A beautifully presented and thoughtfully improved four bedroom detached 1930s home, offering generous and versatile accommodation ideally suited to growing families.

The ground floor is centred around a welcoming entrance hallway, leading to a charming bay-fronted lounge with feature wood-burning stove. A separate dining room flows seamlessly into a versatile family room, which enjoys French doors opening directly onto the rear garden. This space in turn connects to a spacious kitchen/breakfast room, fitted with a range of integrated appliances, granite work surfaces and a striking central island. The ground floor is completed by a snug or home office and a convenient WC. To the first floor, the property offers four well-proportioned bedrooms, including three generous doubles, alongside a high-quality family bathroom. The third bedroom further benefits from a stylish en suite shower room, while all bedrooms enjoy pleasant outlooks across the town or the Wellsway School playing fields with views extending to Kelston.

Externally, the gardens have been attractively landscaped with ease of maintenance in mind. The front provides a generous driveway offering ample parking, a well-kept lawn and established flowerbeds. The sunny, south-facing rear garden features a large lawn, patio and stone chipping seating areas ideal for entertaining, complemented by well-stocked borders and a useful timber shed.

**INTERIOR**

**GROUND FLOOR**

**ENTRANCE HALLWAY 3.7m x 3.4m to maximum points (12'1" x 11'1" to maximum points)**
Obscured double glazed window to side aspect, radiator, understairs storage cupboard, power points, stairs rising to first floor landing, doors leading to rooms.

**LOUNGE 5.1m x 4.8m into bay (16'8" x 15'8" into bay)**
Double glazed bay window to front aspect, picture rail, feature wood burning stove with wooden mantle over, radiator, power points.

**DINING ROOM 4.5m x 3.7m (14'9" x 12'1" )**
Radiator, power points, opening leading to:

**FAMILY ROOM 3.5m x 3.1m (11'5" x 10'2" )**
Double glazed velux style window to roofline, double glazed French doors to rear aspect overlooking and providing access to rear garden. Radiator, power points, opening leading to:

**KITCHEN/BREAKFAST ROOM 5.3m x 3.6m (17'4" x 11'9" )**
Dual double glazed windows to rear aspect overlooking rear garden, double glazed velux style window to roofline. Bespoke built kitchen comprising range of matching wall and base units with granite work surfaces over, inset wash hand basin with mixer tap over, range of integrated appliances including double electric oven, five ring gas hob with stainless steel extractor fan over, dishwasher and microwave. Space and power for American style fridge/freezer, centre piece island with inset breakfast bar, radiator, power points. Granite worksurfaces to all wet areas, door leading to Utility room and door to Snug.

**UTILITY ROOM 1.6m x 1.5m to maximum points (5'2" x 4'11" to maximum points)**
Double glazed velux window to roofline, low level base unit with rolled top work surfaces over, space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, extractor fan.

**SNUG 3.3m x 3.1m (10'9" x 10'2" )**
Double glazed window to side aspect, radiator, power points.

**WC 1.3m x 1.0m (4'3" x 3'3" )**
Obscured double glazed window to side aspect, modern matching two piece suite comprising wash hand basin with mixer tap over and hidden cistern WC, heated towel rail, tiled splashbacks to all wet areas.

**FIRST FLOOR**

**LANDING 4.8m x 1.0m (15'8" x 3'3" )**
Access to loft via hatch, storage cupboard, doors leading to rooms.

**BEDROOM ONE 5.1m x 4.9m into bay (16'8" x 16'0" into bay)**
Double glazed bay window to front aspect enjoying far reaching views, three double built-in wardrobes, radiator, power points.

**BEDROOM TWO 4.4m x 3.9m (14'5" x 12'9")**
Double glazed window to rear aspect overlooking rear garden, feature fireplace, radiator, power points.

**BEDROOM THREE 4.6m x 3.7m (this measurement includes ensuite) (15'1" x 12'1" (this measurement includes ensuite) )**
Dual aspect double glazed windows to rear and side aspects, double glazed door to rear aspect to Juliette balcony. Radiator, power points, door leading to ensuite shower room.

**EN-SUITE SHOWER ROOM 2.2m x 2.0m (7'2" x 6'6" )**
Luxury three piece suite comprising freestanding wash hand basin with mixer tap over, hidden cistern WC and oversized walk-in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

**BEDROOM FOUR 2.4m x 2.3m (7'10" x 7'6" )**
Double glazed window to side aspect, radiator, power points.

**BATHROOM 2.2m x 2.1m (7'2" x 6'10" )**
Obscured double glazed window to side aspect, high quality matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, tiled bath with mixer tap and dual head shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

**EXTERIOR**

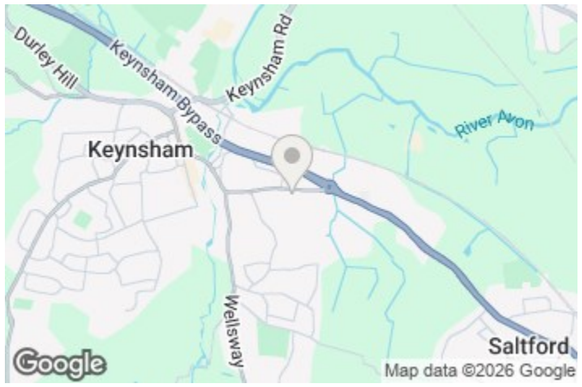
**FRONT OF PROPERTY**
Generous front garden mainly laid to hardstanding that provides ample parking that is accessed via a dropped kerb. Wall and fenced boundaries, lawn, well stocked flower beds, gated path leading to rear garden, path leading to front door.

**REAR GARDEN**
Landscaped rear garden to a sunny Southerly aspect and directly backing onto School playing fields. Mainly laid to lawn with fence and shrub boundaries, well stocked flower beds, generous patio and stone chipping seating area idea for entertaining. Raised flower beds, timber shed.

**TENURE**
This property is freehold

**COUNCIL TAX**
Prospective purchasers are to be aware that this property is in council tax band F 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: BANES
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).





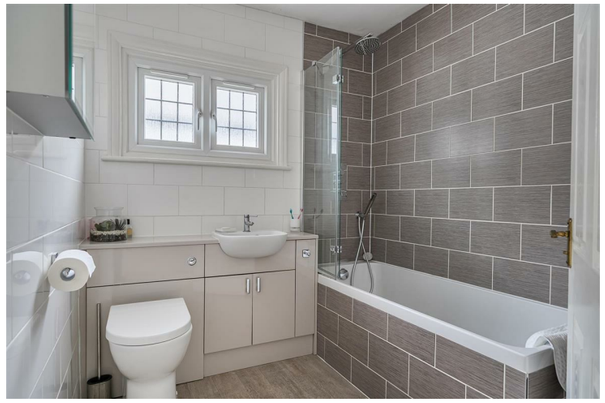










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