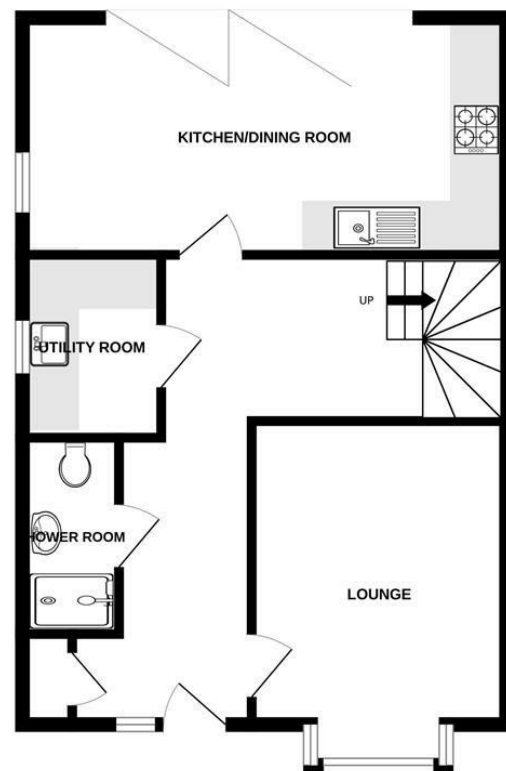


1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

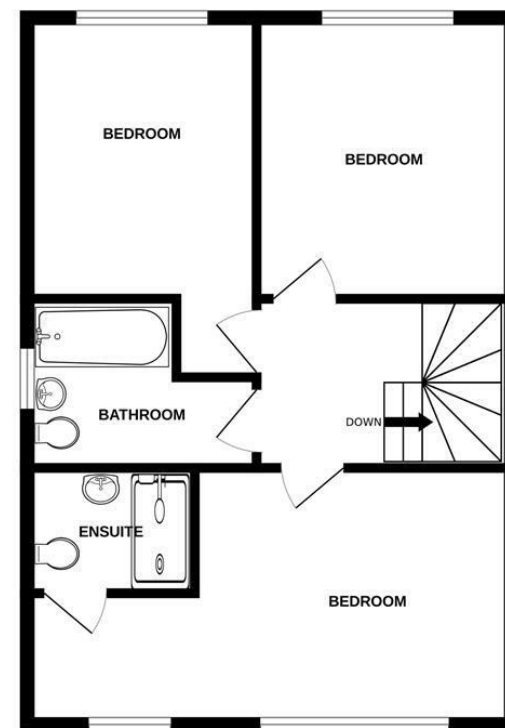
5A Cherwell Road, Keynsham, Bristol, BS31 1QT

| 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 | | |

GROUND FLOOR



1ST FLOOR



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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£480,000

A newly constructed three bedroom detached home located in a cul-de-sac setting on the Wellsway side of Town.

- New home
- Detached
- Lounge
- Kitchen/dining room
- Utility Room
- Ground floor shower room
- Three Bedrooms
- Bathroom
- En suite
- Garage

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.



5A Cherwell Road, Keynsham, Bristol, BS31 1QT

A bespoke built, three bedroom newly constructed home located in a popular cul-de-sac on the Wellsway side of Town. Internally offering modern, bright and airy accommodation throughout, this unique home offers high quality accommodation well suited to both downsizers and families alike.

Once inside the ground floor comprises of a welcoming entrance hallway, a bay fronted lounge and a fully fitted Kitchen/dining room with underfloor heating and full width bi-folding doors that lead to the rear garden. The Ground Floor further benefits a useful Utility room and a modern shower room. To the First Floor, three bright and airy bedrooms are found, with the master benefitting from an en-suite shower room, while the remaining bedrooms are serviced by a contemporary bathroom.

Externally the property enjoys low maintenance gardens with the front offering a generous parking area and a detached garage, while the rear benefits from an enclosed lawn, patio ideal for entertaining and well stocked flower beds.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.8m x 1.3m (19'0" x 4'3")

Obscured double glazed window to front aspect, built-in storage cupboards, power points, underfloor heating, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 4.1m x 3.1m into bay (13'5" x 10'2" into bay)

Double glazed bay window to front aspect, power points, underfloor heating.

KITCHEN/DINING ROOM 5.8m x 2.9m (19'0" x 9'6")

Double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, fully fitted kitchen comprising a range of soft close wall and base units, inset stainless steel sink with mixer tap over, integrated double electric oven, four ring electric hob with extractor fan over, integrated fridge, freezer, dishwasher and microwave. Power points, splashbacks to all wet areas. Dining area offering ample space for family size dining table, underfloor heating throughout.

UTILITY ROOM 2.0m x 1.6m (6'6" x 5'2")

Double glazed window to side aspect, range of matching wall and base units with rolled top work surfaces, inset stainless steel sink with mixer tap over, space and plumbing for washing machine, wall mounted gas combination boiler, power points, splashbacks to all wet areas.

SHOWER ROOM 2.5m x 1.3m (8'2" x 4'3")

Contemporary three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, oversized walk-in shower cubicle with dual head shower off mains supply over, extractor fan, heated towel rail, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.0m x 1.3m (6'6" x 4'3")

Power points, doors leading to rooms.

BEDROOM ONE 5.7m x 3.8m (this measurement includes en suite) (18'8" x 12'5" (this measurement includes en suite))

Dual double glazed windows to front aspect, radiator, power points, door leading to en suite shower room.

EN-SUITE SHOWER ROOM 2.1m x 1.2m (6'10" x 3'11")

Obscured double glazed window to side aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, 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 TWO 2.9m x 2.8m (9'6" x 9'2")

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

BEDROOM THREE 2.8m x 2.6m (9'2" x 8'6")

Double glazed window to rear aspect overlooking rear garden, radiator, power points

BATHROOM 2.3m x 1.7m (7'6" x 5'6")

Obscured double glazed window to side aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and panelled bath with centrally located mixer tap over, extractor fan, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to hardstanding that is accessed via a dropped kerb and providing ample off street parking. Walled boundaries, path leading to rear garden, access to garage, path leading to front door.

REAR GARDEN

Low maintenance garden, mainly laid to lawn with fenced boundaries, patio ideal for entertaining, well stocked flower beds.

GARAGE

Detached single garage which is accessed via electric up and over door, with pedestrian access to the side, benefitting from power, lighting and storage to the eaves.

TENURE

This property is Freehold.

AGENTS NOTE

Prospective purchasers are to be aware that according to www.gov.uk website a council tax band has yet to be assigned and the property is covered by a 10-year Architect's Certificate from the date of build.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

