

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Charlton Road, Keynsham, Bristol, BS31

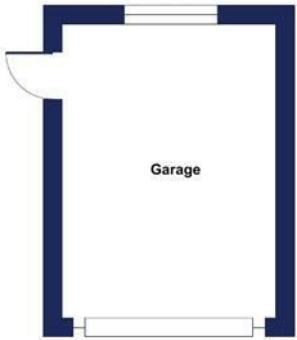
Approximate Area = 1168 sq ft / 108.5 sq m
Garage = 174 sq ft / 16.1 sq m
Total = 1342 sq ft / 124.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Garage



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: 1499281

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.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

76 Charlton Road, Keynsham, Bristol, BS31 2JE



£475,000

A handsome three double bedroom detached home that's offered to the market with no onward chain.

- Detached
- Two Reception rooms
- Kitchen
- Garden room
- Ground floor shower room
- Three bedrooms
- Bathroom
- Generous gardens
- Detached garage
- No onward sales chain



76 Charlton Road, Keynsham, Bristol, BS31 2JE

Offered to the market with no onward sales chain and available for the first time since it was built in the 1950s, this handsome double bay fronted three bedroom detached home presents a rare opportunity to acquire a truly individual property. Lovingly owned by the same family since construction, the home offers well proportioned accommodation together with exceptional scope for modernisation, extension and reconfiguration, subject to the necessary planning consents.

Internally, the ground floor is entered via a spacious entrance hallway which provides access to two elegant reception rooms, both enjoying striking bay windows, feature fireplaces and original picture rails that enhance the property's charm. To the rear is a fitted kitchen, a bright and airy garden room overlooking the rear garden, and a convenient ground floor shower room. The first floor offers three generous double bedrooms, all serviced by a well appointed three piece family bathroom.

Externally, the property occupies an impressive plot extending to approximately 50m (164ft) from front to back. The front garden is predominantly laid to lawn and is complemented by a substantial driveway providing ample off-street parking, leading to a detached garage. The established rear garden is mainly laid to lawn and features well stocked flower beds, mature shrubs and a selection of established trees, creating a private and peaceful setting.

Combining a highly desirable location close to the High Street and its excellent range of shops and amenities with tremendous potential to create a superb long term family home, this is a genuinely rare opportunity that is not to be missed.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 2.3m (15'8" x 7'6")

Double glazed window to rear aspect, radiator, power points, understairs pantry cupboard, stairs rising to first floor landing. Doors leading to rooms.

RECEPTION ONE 4.4m x 3.7m into bay (14'5" x 12'1" into bay)

Double glazed bay window to front aspect, feature open fireplace with tiled surround, radiator, power points.

RECEPTION TWO 4.4m x 3m into bay (14'5" x 9'10" into bay)

Double glazed bay window to front aspect, feature gas fireplace, radiator, power points.

KITCHEN 3m x 2.3m (9'10" x 7'6")

Opening leading to garden room, range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and power supply for oven, space and plumbing for washing machine and space and power for upright fridge/freezer, power points, radiator, tiled splashbacks to all wet areas.

REAR LOBBY 1.9m x 1m (6'2" x 3'3")

Obscured double glazed door to side aspect leading to garden, door leading to shower room, opening leading to garden room.

GARDEN ROOM 2.8m x 2.4m (9'2" x 7'10")

Double glazed dual aspect windows to rear and side aspects overlooking rear garden, power points.

SHOWER ROOM 2m x 1.9m (6'6" x 6'2")

Double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and walk in shower cubicle with electric shower over.

FIRST FLOOR

LANDING 3.1m x 1.3m (10'2" x 4'3")

Double glazed window to rear aspect overlooking rear garden, access to loft via hatch, built in storage cupboard, radiator, power points, doors leading to rooms.

BEDROOM ONE 4m x 3.7m (13'1" x 12'1")

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

BEDROOM TWO 3.8m x 3.7m (12'5" x 12'1")

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

BEDROOM THREE 3m x 2.4m (9'10" x 7'10")

Double glazed window to rear aspect overlooking rear garden, radiator, power points, built in storage cupboard housing hot water cylinder.

BATHROOM 2.3m x 1.4m (7'6" x 4'7")

Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Generous front garden mainly laid to lawn with wall and fenced boundaries, well stocked flower beds, dropped kerb leading to hardstanding driveway, path leading to front door and rear garden.

REAR GARDEN

Generous rear garden measuring approximately 29m (95.1') in length. Mainly laid to lawn with fenced boundaries, well stocked flower beds and several mature trees, greenhouse, pedestrian access to garage.

GARAGE

Detached single garage accessed via up and over door with pedestrian access from rear garden. Window to rear aspect overlooking rear garden, storage to eaves.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E 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

Prospective purchasers should be aware that the property title is currently unregistered with HM Land Registry. The seller holds the original title deeds, and the purchaser's solicitor will be responsible for dealing with the first registration of the title as part of the conveyancing process.

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)

