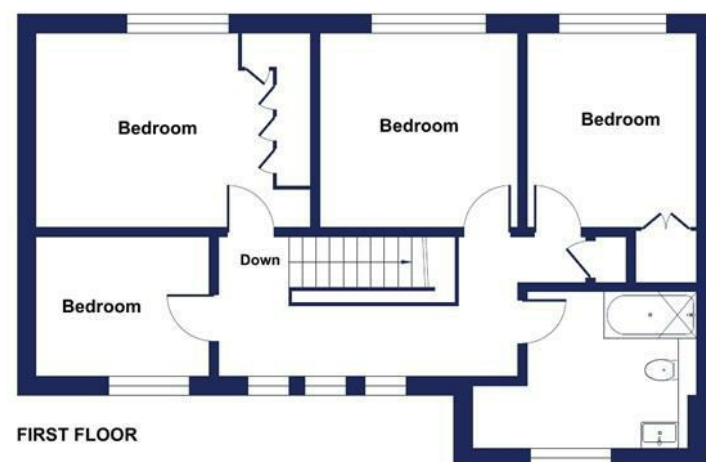


| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running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



## Bath Road, Keynsham, Bristol, BS31

Approximate Area = 1360 sq ft / 126.3 sq m  
Garage = 199 sq ft / 18.4 sq m  
Total = 1559 sq ft / 144.7 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: 1451267



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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

128 Bath Road, Keynsham, Bristol, BS31 1TA



Offers In The Region Of £625,000

A well presented and spacious four bedroom detached home located in close proximity to Wellsway School, well suited to families.

- Detached ▪ Lounge ▪ Dining room ▪ Kitchen ▪ Cloakroom ▪ Four bedrooms ▪ Family bathroom ▪ Driveway ▪ Garage ▪ South westerly facing rear garden





# 128 Bath Road, Keynsham, Bristol, BS31 1TA

Ideally situated close to the highly regarded Wellsway School, this impressive and well presented four bedroom detached home offers a superb opportunity for growing families. Boasting a generous south westerly facing garden, the property provides spacious, light filled accommodation throughout.

You are welcomed by a generous entrance hallway, leading to the ground floor rooms. These include a full length, dual aspect lounge with French doors opening onto the rear garden, a dining room also benefiting from direct garden access, and a well proportioned kitchen complete with a breakfast bar. The ground floor further benefits from ample storage cupboards and a convenient cloakroom. Upstairs, a spacious landing provides access to four well proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a generous south westerly facing rear garden, thoughtfully arranged with a variety of seating areas, a level lawn, and an attractive selection of plants and shrubs. To the front, a well maintained garden enhances the home's kerb appeal, while a driveway provides off street parking via a dropped kerb and access to the garage. Further benefits include a useful storage area to the rear of the garage and convenient side access to the garden.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 3.6m x 2.2m (11'9" x 7'2")

Wooden glazed doors leading to all ground floor rooms and a staircase with wooden banister to first floor. Cloak cupboard and spotlights.

#### LOUNGE 3.9m x 5.5m (12'9" x 18'0")

Triple glazed window to front aspect and double glazed French doors to rear garden. Gas fireplace set within an exposed, painted brick wall complemented by a wooden mantel shelf above. Ceiling cornice, radiator and power points.

#### DINING ROOM 3.6m x 3.1m (11'9" x 10'2")

Double glazed window and door to rear garden, ceiling cornice, radiator and power points.

#### KITCHEN 4.3m x 2.7m (14'1" x 8'10")

Double glazed window to rear aspect and opening to access lobby. Matching wooden wall (benefiting from under cabinet lighting) and base units with work surfaces over and tiled splashbacks to areas. Overhang of work surface to create a breakfast bar, spaces and plumbing for dishwasher, fridge and freezer, stainless steel basin and drainer with spring neck tap. Cupboard with plumbing for washing machine, tiled flooring, radiator and power points.

#### LOBBY

Double glazed door to side of property and a storage cupboard.

#### CLOAKROOM 2.5m x 1.2m (8'2" x 3'11")

Double glazed obscured window to front aspect, vanity base unit with counter top basin and waterfall mixer tap over. Low level wc with hidden cistern and a heated towel rail.

### FIRST FLOOR

#### LANDING 5.9m x 2.3m (19'4" x 7'6")

Double glazed windows to front aspect, wooden doors to first floor rooms and a storage cupboard. Access to loft via hatch, wooden banister, spotlights and power points.

#### BEDROOM ONE 4.4m x 3m (14'5" x 9'10")

Double glazed window to rear aspect, fitted wardrobes, radiator and power points.

#### BEDROOM TWO 3.1m x 3m (10'2" x 9'10")

Double glazed window to rear aspect, radiator and power points.

#### BEDROOM THREE 3.1m x 2.7m (10'2" x 8'10")

Double glazed window to rear aspect, fitted wardrobe, radiator and power points.

#### BEDROOM FOUR 2.7m x 2.3m (8'10" x 7'6")

Triple glazed window to front aspect, radiator and power points.

#### BATHROOM 3.6m x 2.4m (11'9" x 7'10")

Double glazed obscured window to front aspect, panelled bath with mixer tap and shower off mains over with a glass shower panel, vanity basin drawer unit with mixer tap over and wall mounted mirrored cupboard above. Low level WC with hidden cistern, fully tiled walls, spotlights, heated towel rail and shaving power points.

### EXTERIOR

#### FRONT OF PROEPRTY

Laid to level lawn with patio paving to front door and gated side access to rear garden. Laid to hardstanding driveway accessed via a dropped kerb with access to garage.

#### REAR GARDEN

South westerly facing landscaped garden with areas of block paving, laid to chippings and patio for outdoor seating. Laid to level lawn, raised flower beds and a vast variety of plants and evergreen shrubbery including red robin and rosemary. Outdoor tap and power points.

#### GARAGE 4.7m x 2.7m (15'5" x 8'10")

Roll up garage door to front and pedestrian door from store. Double glazed obscured window to side aspect, boarding in roof for additional storage, lighting and power points.

#### STORE 2.7m x 1.8m (8'10" x 5'10")

Doors to garage and garden. Lighting and power points.

#### 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

Under the Estate Agents Act 1979 we hereby disclose the seller of this property has a link to a Davies and Way employee. There is a historical ground rent on the property.

Local authority: Bath and north east somerset.

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

