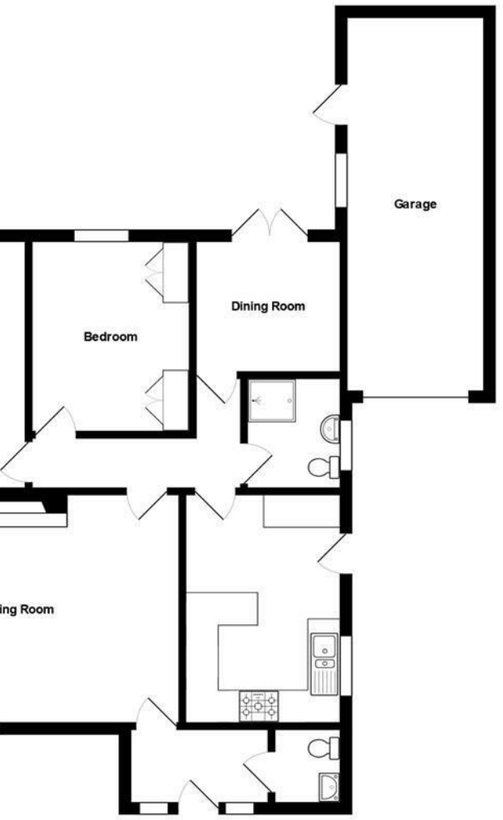
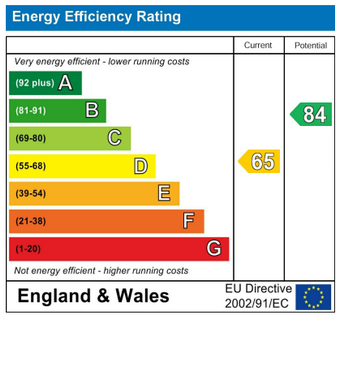


Total Area: 89.7 m² ... 966 ft² (excluding garage)

All measurements are approximate and for display purposes only.



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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.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

3 Waveney Road, Keynsham, Bristol, BS31 1RY



£550,000

An immaculate two/three bedroom bungalow on the Wellsway side of Keynsham ideal for those downsizing.

▪ Detached ▪ Bungalow ▪ Living room ▪ Kitchen ▪ Two/Three bedrooms ▪ Bathroom ▪ WC ▪ Driveway ▪ Garage ▪ Rear garden

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RICS

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3 Waveney Road, Keynsham, Bristol, BS31 1RY

Located on the Wellsway side of Keynsham, this detached bungalow makes an ideal purchase for those downsizing and benefits from modernisation throughout during it's current ownership.

The bungalow is entered through an entrance hallway which leads to both a spacious living room with dual aspect and a useful WC. From the living room there is another hallway which leads to a modern kitchen benefiting from integrated appliances, two bedrooms benefiting from fitted wardrobes and a third bedroom (currently being used as a dining room with French doors to the rear garden). The home is completed with a contemporary shower room.

Externally the home sits in a generous plot which to the front comprises of a block paved driveway and a level lawn with flower beds while the rear enjoys a low maintenance laid to patio. The property further benefits from a single garage accessed via electrically operated roller shutter door.

INTERIOR

GROUND FLOOR

ENTRANCE HALL 2.5m x 3m (8'2" x 9'10")
Composite entrance door and obscured double glazed windows to front aspect. Doors leading to WC and living room. Radiator and power points.

WC 1.1m x 1.1m (3'7" x 3'7")
Tiled walls and flooring, wash hand basin with mixer tap over and storage cupboard below, low level WC and a heated towel rail.

LIVING ROOM 6.1m x 4.3m (20'0" x 14'1")
Double glazed windows to both front and side aspect and a door leading to hallway. Gas feature fireplace, radiators and power points.

KITCHEN 4.2m x 2.8m (13'9" x 9'2")
Double glazed window and an obscured double glazed door to side aspect. Matching high gloss tall units, wall and base units with granite work surfaces over and integrated appliances inclusive of fridge/freezer, dishwasher, double AEG oven and a gas hob with extractor over. One and a quarter sink with mixer tap over, overhang of work surfaces to create a breakfast bar, radiator and power points.

BEDROOM ONE 4.6m x 3.1m (15'1" x 10'2")
Double glazed window to rear garden, fitted wardrobes and vanity unit, radiator and power points.

BEDROOM TWO 3.5m x 2.9m (11'5" x 9'6")
Double glazed window to rear garden, fitted wardrobes and drawer unit, radiator and power points.

BEDROOM THREE/DINING ROOM 2.7m x 2.4m (8'10" x 7'10")
Double glazed French doors to rear garden, radiator and power points.

BATHROOM
Double glazed obscured window to side aspect tiled walls and flooring. Walk in shower cubicle off mains with glass panel, wash hand basin with mixer tap in fitted unit with hidden cistern WC. Heated towel rail.

HALLWAY 3.9m x 0.9m (12'9" x 2'11")
Doors leading to rooms, access to loft via hatch, radiator and power points.

EXTERIOR

FRONT OF PROPERTY
Gates to block paved driveway accessed via a dropped kerb and providing access to single garage, laid to lawn garden area with raised flower beds surrounding with a vast array of well established plants and shrubbery.

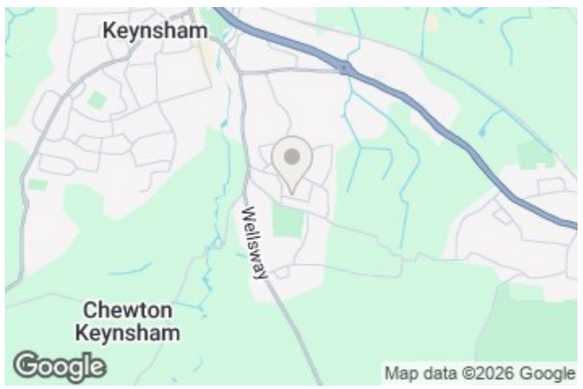
REAR GARDEN
Mainly laid to patio for ease of maintenance with a mix of wall and fenced boundaries. Pedestrian door to garage and gated side access to the front.

GARAGE 7m x 2.5m (22'11" x 8'2")
Roll up garage door to front, double glazed window and pedestrian door to rear garden. Matching base units with work surfaces over 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
Local authority: Bath and North East Somerset
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside O2 and Vodafone - all likely available (Source - Ofcom).



















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