

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Manor Road, Keynsham, Bristol, BS31

Approximate Area = 1294 sq ft / 120.2 sq m (excludes lean to)  
Garage = 197 sq ft / 18.3 sq m  
Total = 1491 sq ft / 138.5 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: 1410633



12 Manor Road, Keynsham, Bristol, BS31 1RG



£585,000

An attractive bath stone fronted semi detached home that's offered to the market with a complete onward chain.

- Semi detached
- Two Reception rooms
- Kitchen/Breakfast room
- Utility room
- WC
- Four bedrooms
- Family shower room
- Landscaped gardens
- Detached garage
- Complete onward chain



# 12 Manor Road, Keynsham, Bristol, BS31 1RG

Occupying a prime position on one of the Wellsway side of town's premier roads, this handsome 1930s bath stone fronted semi detached home sits within a beautifully landscaped corner plot and blends original Art Deco features with carefully considered modern additions.

The property is entered via a striking stained glass lead inset window into a welcoming entrance hallway, featuring a panelled staircase rising to the first floor. The ground floor living accommodation comprises a bay fronted lounge with dual aspect windows and a feature fireplace, alongside a separate bay fronted dining room overlooking the side garden. To the rear, a modern kitchen and breakfast room enjoys bi folding doors opening directly onto the garden and is complemented by a generous utility room and a useful ground floor WC. The first floor offers a spacious landing with the principal bedroom currently arranged as two rooms, ideal for family use, along with two further bedrooms, all enjoying far reaching views. The accommodation is completed by a modern family shower room and an additional separate shower room located off the landing.

Externally, the property occupies a generous corner plot with beautifully maintained gardens. The front and side gardens are mainly laid to lawn with well stocked flower beds, shrubs and mature planting. The rear garden enjoys a sunny south westerly facing aspect and provides a level lawn, fenced boundaries and stone chipping seating areas ideal for outdoor entertaining. Further benefits include a detached garage, block paved off street parking for several vehicles accessed via a dropped kerb, and a complete onward chain.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.5m x 2.8m (14'9" x 9'2" )

to maximum points. Original stain glass lead inset Art decs windows to side aspect, radiator, power points. Panelled staircase rising to first floor landing, doors leading to rooms.

#### RECEPTION ONE 5.1m x 4.3m into bay (16'8" x 14'1" into bay)

Double glazed bay window to front aspect and secondary double glazed window to side aspect, feature gas flame effect fire with stone surround, radiators, power points.

#### RECEPTION TWO 3.9m x 3.3m into bay (12'9" x 10'9" into bay)

Double glazed bay window to side aspect overlooking side garden, radiator, power points. Door leading to utility room.

#### UTILITY ROOM 4.2m narrowing to 3m x 2.1m (13'9" narrowing to 9'10" x 6'10" )

Dual aspect windows to rear and side aspects, range of matching wall and base units with roll top work surfaces, space and plumbing for washing machine, dishwasher and low level fridge. Understairs storage cupboard, radiator, power points. Door leading to kitchen/breakfast room and door leading to WC.

#### KITCHEN/BREAKFAST ROOM 4.3m x 3.5m (14'1" x 11'5" )

Double glazed bi-folding doors to rear aspect overlooking and providing access to rear garden, double glazed door to side aspect that provides access to rear garden. Kitchen comprising range of matching wall and base units with Quartz work surfaces, inset bowl and a quarter sink with mixer tap over, integrated electric oven with four ring electric hob and extractor fan over, integrated fridge, power points. Quartz work surfaces, splashbacks to all wet areas. Dining area offering ample space for family sized dining table, benefitting from a radiator and power points.

#### WC 1.5m x 0.9m (4'11" x 2'11" )

Obscured double glazed window to side aspect, matching two piece suite comprising wash hand basin and low level WC, wall mounted gas combination boiler, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 5.1m x 2.1m (16'8" x 6'10" )

to maximum points. Access to loft via hatch, power points. Doors leading to shower room.

#### BEDROOM ONE 3.9m x 3.6m into bay (12'9" x 11'9" into bay)

Double glazed bay window to side aspect enjoying far reaching views. Three built in double wardrobes, radiator, power points.

#### BEDROOM TWO 5.2m x 2.2m narrowing to 1.6m (17'0" x 7'2" narrowing to 5'2" )

Double glazed bay window to front aspect, radiators, power points.

#### BEDROOM THREE 3m x 2.1m (9'10" x 6'10" )

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

#### BEDROOM FOUR 3m x 2.1m (9'10" x 6'10" )

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

#### FAMILY SHOWER ROOM 2.1m x 2.1m (6'10" x 6'10" )

Obscured double glazed window to rear aspect, matching three piece suite comprising 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.

#### SHOWER ROOM 1.1m x 1m (3'7" x 3'3" )

Directly accessed from landing, walk in shower cubicle with electric shower over, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Larger than typical front and side gardens that are mainly laid to lawn with fenced boundaries, a selection of well stocked flowerbeds and small trees and shrubs, gated path leading to rear garden and path leading to front door.

#### REAR GARDEN

To a sunny south westerly facing aspect mainly laid to lawn with fenced boundaries, a selection of well stocked flower beds, patio and stone chipping seating areas, covered garden shelter, path leading to garage and gated path leading to parking.

#### GARAGE

Detached garage accessed via up and over door with double glazed door to side aspect leading to the rear garden, benefitting from power, lighting and storage to eaves.

#### OFF STREET PARKING

Block paved off street parking for several vehicles accessed via a dropped kerb and leading to the garage and rear garden.

#### TENURE

This property is freehold. There is a peppercorn groundrent payable of £5.75.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E according to [www.gov.uk](http://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, EE and Vodafone - all likely available (Source - Ofcom).

