

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**4 Tenby Road
Keynsham
Bristol BS31 2NJ**

NO ONGOING CHAIN with this well presented two bedroom semi detached starter home. Book your viewing without delay!



REF: ASW5559

Asking Price £269,500

**Two bedroom semi detached starter home * Modern kitchen & bathroom * Gas central heating & double glazing * Enclosed rear garden * Off-street parking
No ongoing chain * Council tax band: B * EPC rating: D**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk



SITUATION:

KEYNSHAM is a small town on the south eastern fringe of Bristol, adjoining countryside and situated within easy road and rail access to both Bristol and Bath and boasts good shopping facilities within the town, swimming pool, library and is renowned for its good selection of reputable schools.

DESCRIPTION:

This well presented two bedroom semi detached would make an ideal first purchase, or suit a buyer looking to downsize to a manageable property. Offered for sale without an ongoing chain, the property offers both gas central heating and double glazing, together with an enclosed rear garden and off-street parking. Call the sole selling agent to arrange your accompanied viewing appointment.

ENTRANCE PORCH:

Upvc double glazed entrance door and sidescreen, further double glazed door and sidescreen leading to:

HALLWAY:

Single panelled radiator, staircase rising to first floor, door to:

LIVING ROOM: 13' 10" x 12' 8" maximum (4.21m x 3.86m)

Double glazed window to the front, single panelled radiator, laminated flooring, understair cupboard housing the gas and electric meters, doorway to:

KITCHEN: 15' 9" x 8' 7" (4.80m x 2.61m)

Double glazed window and french doors overlooking and giving access onto the rear garden, opaque double glazed door to the side. The kitchen is fitted with a range of white fronted shaker style wall and base units with contrasting timber effect worktop surfaces, inset single drainer sink with mixer tap, appliances included are a Beko five burner cooking range with cooker hood over, integrated dishwasher and washing machine, tiled splashbacks, single panelled radiator, television point, understair cupboard with power.

FIRST FLOOR LANDING:

Double glazed window to the side, single panelled radiator, access to loft space with retractable ladder, central heating thermostat, cupboard housing a Vaillant gas fired combination boiler supplying central heating and domestic hot water, door to first floor accommodation.

BEDROOM ONE: 12' 8" x 10' 8" (3.86m x 3.25m)

Double glazed window to the front, built in mirror fronted wardrobe, separate built in over stair shelved storage cupboard, single panelled radiator.

BEDROOM TWO: 12' 0" x 9' 5" (3.65m x 2.87m)

Double glazed window to the rear, single panelled radiator.

BATHROOM:

Opaque double glazed window to the rear, refitted with a white suite comprising of panelled bath with mixer tap shower with both overhead and flexible hose sprays, vanity wash hand basin, close coupled W.C, tiled surrounds, single panelled radiator.

FRONT GARDEN:

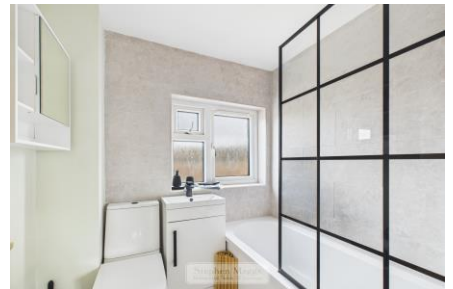
The front is laid primarily to coloured stones providing off road parking for two cars, side pathway that gives access via a PVC door to the rear garden.

REAR GARDEN:

Enclosed with a combination of fencing and walling, having an area of patio immediately adjacent to the house, with a central area laid to stones and surrounding flowerbed. There is also a block built storage shed.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to nigel@stephenmaggs.co.uk or Reception@stephenmaggs.co.uk before any offer is put forward.



THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. 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.

Energy performance certificate (EPC)

4 Tenby Road
Keynsham
BRISTOL
BS31 2NJ

Energy rating

D

Valid until:

12 June 2032

Certificate
number:

0968-1212-0502-4004-0200

Property type

Semi-detached house

Total floor area

67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		