



## 6 West View Road, Bristol, BS31 2UA Offers In The Region Of £385,000

Positioned on West View Road in Keynsham, Bristol, this delightful three-bedroom semi-detached period property offers a perfect blend of character and modern convenience. Spanning three floors, the home is ideally located within easy walking distance to Keynsham High Street, providing residents with access to a variety of shops, cafes, and essential amenities, as well as excellent transport links for those commuting to nearby cities.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a pleasure, while the downstairs w/c adds to the practicality of the home. The property boasts three comfortable bedrooms, perfect for families or those seeking extra space for guests or a home office. The westerly facing rear garden is a true highlight, offering a lovely outdoor space to enjoy the afternoon sun, ideal for gardening enthusiasts or simply unwinding after a long day. Additional features include gas-fired central heating and double glazing, ensuring warmth and comfort throughout the seasons.

This property presents an excellent opportunity for those looking to settle in a vibrant community with a rich history and a welcoming atmosphere. With its blend of period charm and modern amenities, this semi-detached house is a must-see for anyone seeking a new home in Keynsham.

Entrance via front door into

### Hallway

14'0" x 5'1" (4.27 x 1.56)



Stairs rising to first floor landing, single radiator, under stairs storage cupboard, door to sitting room, opening to dining room.

### Sitting Room

14'6" x 14'0" (4.42 x 4.27)



uPVC double glazed feature bay window to front aspect, open fire with marble surround, wooden flooring, double radiator.

### Dining Room

14'0" x 12'0" (4.27 x 3.68)



uPVC double glazed windows to side and rear aspects, 2 single radiators, feature wood burning stove with stone surround, wooden flooring, door to

### Kitchen

14'10" x 9'4" (4.53 x 2.85)



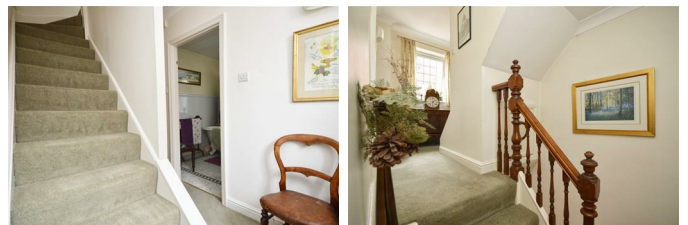
uPVC double glazed window to side aspect, uPVC double glazed door to rear garden, a range of wall and floor units with worksurface over, 1 1/2 bowl sink drainer unit with mixer taps over, space and plumbing for washing machine and dishwasher, space for under unit fridge freezer and cooker with extractor over, wall mounted Vaillant combination boiler, single radiator, sliding door to

### Downstairs W/C



uPVC double glazed obscured window to side aspect, close coupled w/c, pedestal wash hand basin with mixer taps over.

### First Floor Landing



Stairs rising to second floor landing, uPVC double glazed window to side aspect, single radiator, doors to

### Master Bedroom

14'0" x 12'1" (4.27 x 3.70)



uPVC double glazed window to front aspect, double radiator, fitted wardrobes.

### Bedroom Two

11'11" x 9'5" (3.65 x 2.88)



uPVC double glazed window to rear aspect, double radiator.

### Bathroom

11'8" x 11'2" (3.57 x 3.41)



uPVC double glazed window to rear aspect, two doors to landing, freestanding bath with taps and shower attachment, wash hand basin with mixer taps and

storage beneath, close coupled w/c, shower cubicle with shower attachment over, heated towel rail, single radiator.

### Second Floor Landing

Door to

### Bedroom Three/ Loft Room

11'1" x 7'5" (3.39 x 2.27)



2 Velux windows to side aspect, double radiator, storage cupboard.

### Outside



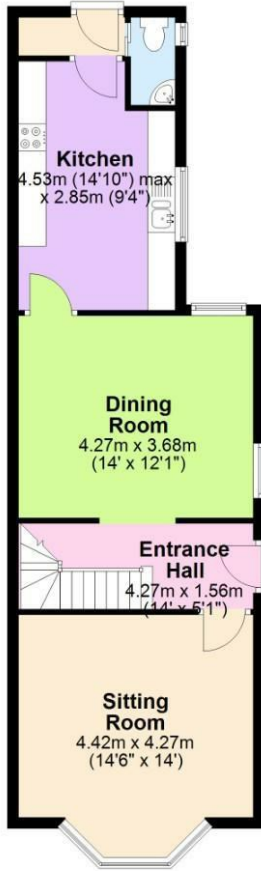
The front of the property has a small courtyard style garden which is enclosed by railings with a pathway leading to the front door. The westerly facing rear garden is laid mainly to lawn with borders containing a selection of shrubs and trees. The rear garden is enclosed by wooden fencing and stone walling. A garden shed is also included in the sale.

### Directions

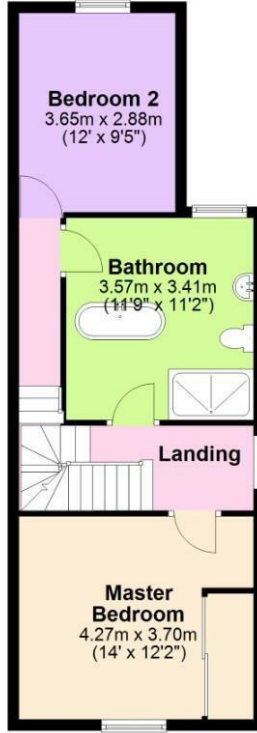
Sat Nav BS31 2UA

## Floor Plan

**Ground Floor**  
Approx. 54.7 sq. metres (588.7 sq. feet)



**First Floor**  
Approx. 50.2 sq. metres (540.3 sq. feet)



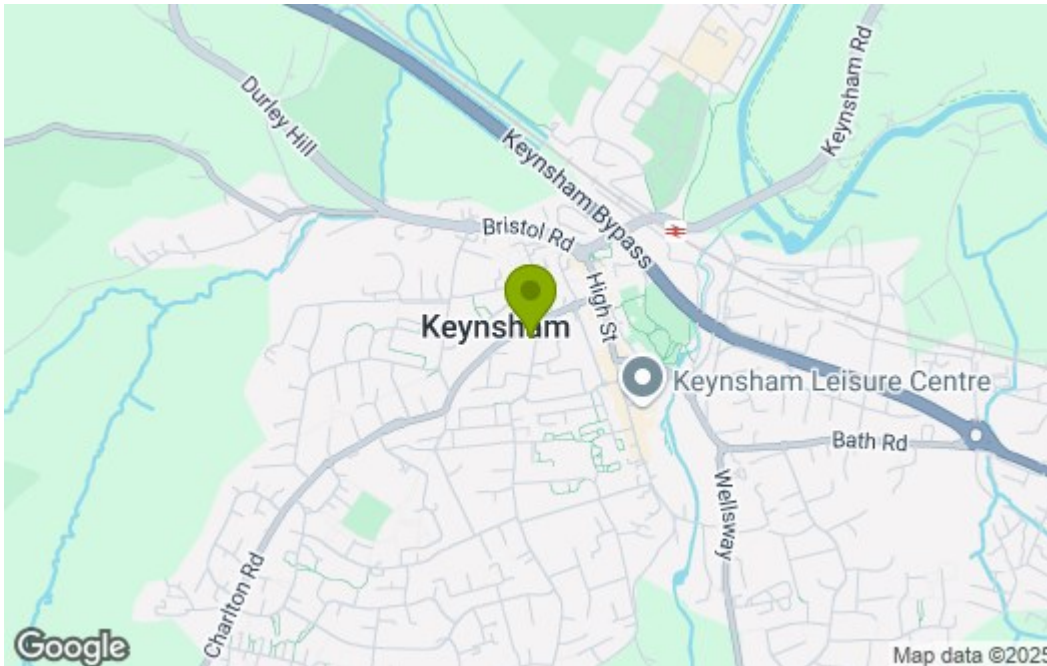
**Second Floor**  
Approx. 9.9 sq. metres (106.2 sq. feet)



Total area: approx. 114.7 sq. metres (1235.1 sq. feet)

**6 West View Road, Keynsham**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			78
(69-80) <b>C</b>			
(55-68) <b>D</b>		52	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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