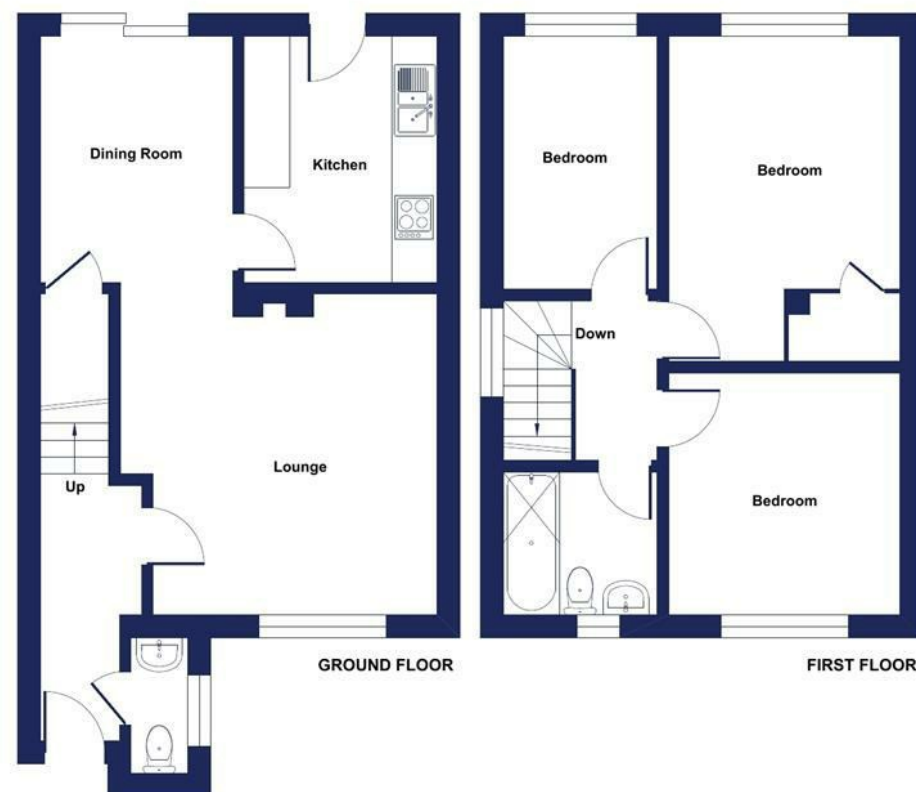


1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Walnut Close, Keynsham, Bristol, BS31 2RP

Approximate Area = 894 sq ft / 83 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: 1463276



## 7 Walnut Close, Keynsham, Bristol, BS31 2RP



£425,000

A spacious three bedroom link detached home that's offered to the market with no onward chain.

- Link detached
- Lounge
- Dining room
- Kitchen
- WC
- Three bedrooms
- Bathroom
- Gardens
- Garage
- No onward chain



# 7 Walnut Close, Keynsham, Bristol, BS31 2RP

Enjoying a pleasant cul de sac setting on the edge of Keynsham and offered to the market with no onward sales chain, this spacious three bedroom link detached home presents an excellent opportunity for a new owner to personalise to suit their individual taste. Ideally suited to both couples and growing families alike, the property offers well balanced accommodation throughout and excellent potential for enhancement.

Internally, the ground floor comprises a welcoming entrance hallway that provides access to a useful WC and a spacious lounge. From here, a generous dining room is found that directly overlooks and accesses the rear garden, creating an ideal space for both everyday living and entertaining. The ground floor accommodation is completed by a double galley style kitchen fitted with a range of integrated appliances. To the first floor, the home offers three well proportioned bedrooms, with the principal bedroom benefitting from a useful walk in storage cupboard housing the gas combination boiler. A neutrally decorated three piece family bathroom completes the internal accommodation.

Externally, the front garden is mainly laid to lawn and is complemented by a driveway, accessed via a dropped kerb, that leads to a single garage. The mature rear garden enjoys a good degree of privacy and features a level lawn, a generous patio seating area and well stocked flower beds, making it an attractive outdoor space to relax and entertain.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 3.4m x 1.1m (11'1" x 3'7" )

Radiator, stairs rising to first floor landing, doors leading to rooms.

#### LOUNGE 4.2m x 4.2m (13'9" x 13'9" )

Double glazed window to front aspect, radiator, power points, opening leading to dining room.

#### DINING ROOM 3.4m x 2.5m (11'1" x 8'2" )

Double glazed patio doors to rear aspect overlooking and providing access to rear garden, radiator, power points, understairs storage cupboard, door leading to kitchen.

#### KITCHEN 3.4m x 2.5m (11'1" x 8'2" )

Double glazed window and door to rear aspect overlooking and providing access to rear garden, double galley style kitchen comprising range of matching wall and base units with roll top work surfaces over, integrated electric oven with four ring gas hob and extractor fan over, integrated fridge and freezer, space and plumbing for washing machine, bowl and a quarter stainless steel sink with mixer tap over, power points, tiled splashbacks to all wet areas.

#### WC 1.8m x 0.8 (5'10" x 2'7" )

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

### FIRST FLOOR

#### LANDING 2.2m x 1.1m (7'2" x 3'7" )

Access to loft via hatch, double glazed window to side aspect, power point, doors leading to rooms.

#### BEDROOM ONE 3.3m x 3.1m (10'9" x 10'2" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points, walk in storage cupboard housing gas combination boiler.

#### BEDROOM TWO 4.3m x 3.1m (14'1" x 10'2" )

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

#### BEDROOM THREE 3.4m x 2.1m (11'1" x 6'10" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

#### BATHROOM 2m x 1.9m (this measurement includes bulkhead) (6'6" x 6'2" (this measurement includes bulkhead) )

Obscured double glazed window to front aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled path with electric shower over, radiator, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn, well stocked flower beds, path leading to rear garden, driveway accessed via dropped kerb and leading to garage.

#### REAR GARDEN

Mature rear garden mainly laid to lawn with walled boundaries, well stocked flower beds, several small trees, patio, pedestrian access to garage.

#### GARAGE

Single garage accessed via up and over door with pedestrian access from rear garden, benefitting from power and lighting.

#### TENURE

This property is freehold.

#### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D 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 EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

