

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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69 Charlton Road, Keynsham, Bristol, BS31 2JQ



£775,000

Conveniently located for nearby local amenities, public transport and well regarded schools, this well presented five bedroom semi detached home is well suited to upsizing families.

- Semi detached
- Three reception rooms
- Kitchen/breakfast room
- Utility room
- Five bedrooms
- En suite
- Family bathroom
- Double garage
- South facing rear garden
- No onward chain

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69 Charlton Road, Keynsham, Bristol, BS31 2JQ

Located in a convenient position for Keynsham High Street's local amenities, public transport and several well regarded Schools, this substantial five double bedroom home is well presented throughout and makes an ideal purchase for upsizing families.

Entering the ground floor through an entrance vestibule which leads to a spacious hallway providing access to a front reception room boasting a large bay window, a rear reception room also with a bay involving French doors direct to the rear garden and a third reception room currently used as a study with fitted alcove storage. The ground floor is completed with a well sized kitchen, useful utility room and wc. To the first floor, four double bedrooms are found with the master benefiting from a contemporary en suite shower room while the remaining rooms are serviced by a modern family bathroom. A fifth double bedroom is found on the second floor benefiting from access to a storage room and boasting breath-taking views from the dormer window.

Both front and rear gardens are well cared for consisting of mainly laid to lawn with a patio area for al fresco dining to the rear, partially covered with a pergola. The property further benefits from a detached double garage which can be accessed for pedestrians from the rear garden or vehicle access from Kelston Road.

INTERIOR

GROUND FLOOR

**ENTRANCE VESTIBULE 2.1m x 1.7m (6'10" x 5'6")**  
Entrance door into property, wooden single glazed door to entrance hallway and a fitted lift top storage box.

**ENTRANCE HALLWAY 6m x 2.1m (19'8" x 6'10")**  
Door access to ground floor rooms and a staircase leading to the first floor with built in storage cupboard below. Radiator and power points.

**RECEPTION ONE 5.5m x 4.7m into bay (18'0" x 15'5" into bay )**  
Double glazed bay window to front aspect, feature gas fireplace with marble surround and a painted wooden mantle, radiators and power points.

**RECEPTION TWO 5.4m x 4.1m into bay (17'8" x 13'5" into bay)**  
Double glazed windows and French doors providing direct access to rear garden, access through to kitchen, picture rails and a stone mantle which previously housed a gas fire. Radiators and power points.

**RECEPTION THREE 4.7m x 2.7m (15'5" x 8'10")**  
Double glazed window to front aspect, fitted alcove storage cupboards and shelving, radiators and power points.

**KITCHEN/BREAKFAST ROOM 4.3m x 3.2m (14'1" x 10'5" )**  
Double glazed window to rear aspect, door access to reception room two and utility room. Matching wooden wall and base units with laminate work surfaces over with an integrated dishwasher and fridge. Space for a gas oven with fitted extractor over. Sink with mixer tap over, tiled flooring and splashbacks, radiator and power points.

**UTILITY ROOM 2.3m x 2.1m (7'6" x 6'10" )**  
Double glazed window and door with direct access to rear garden, door to pantry, matching wooden wall and base units with laminate work surfaces over with space and plumbing for washing machine. Sink with mixer tap over, tiled flooring and splashbacks. Power points.

**PANTRY 1.7m x 1.1m (5'6" x 3'7" )**  
Door access to WC, shelving for storage and tiled flooring.

**WC 1.7m x 0.8m (5'6" x 2'7" )**  
Double glazed window to side aspect, corner wash hand basin with taps over, low level WC, tiled flooring and halfway tiled walls, electric storage heater.

FIRST FLOOR

**LANDING 4.4m x 2m (14'5" x 6'6" )**  
Access to first floor rooms, staircase leading to second floor and a radiator.

**BEDROOM ONE 5.5m x 4.8m into bay (18'0" x 15'8" into bay)**  
Double glazed bay window to front aspect, access to en suite, radiator and power points.

**EN SUITE 2.4m x 1.3m (7'10" x 4'3" )**  
Walk in shower cubicle off mains with a glass panel, vanity unit with storage cupboard and a sit on wash hand basin with mixer tap over. Low level WC with a hidden cistern, tiled walls, flooring and a heated towel rail.

**BEDROOM TWO 4.3m x 4.1m (14'1" x 13'5" )**  
Double glazed window to rear aspect, built in floor to ceiling wardrobes, picture rails, radiator and power points.

**BEDROOM THREE 4.3m x 3.4m (14'1" x 11'1" )**  
Double glazed window to rear aspect, built in floor to ceiling cupboard housing hot water tank, picture rails, radiator and power points.

**BEDROOM FOUR 4.5m x 2.7m (14'9" x 8'10" )**  
Double glazed window to front aspect, radiator and power points.

SECOND FLOOR

**BEDROOM FIVE 6m x 4.1m (19'8" x 13'5" )**  
Dormer double glazed window to front aspect boasting breath-taking views and single glazed windows to landing / stairs. Door access to storage room, radiator and power points.

**STORAGE ROOM 3.8m x 2.3m (12'5" x 7'6" )**  
Door to access loft space and built in shelving for storage.

EXTERIOR

**FRONT OF PROPERTY**  
Mainly laid to lawn with a block paving pathway from both Charlton Road and Kelston Road both accessed via a pedestrian gate leading to the front door. Well established shrubbery to boundaries.

**REAR GARDEN**  
Southerly facing, mainly laid to lawn with a patio area for al fresco dining, partially covered with a pergola. Patio slabs creating a pathway leading to pedestrian doorway to garage. Stone wall boundaries with fence above for additional privacy to boundaries and gated side access to front of property.

**GARAGE 6.2m x 6.1m (20'4" x 20'0" )**  
Vehicle access via Kelston Road. Electric roll up door, pedestrian door to rear garden, lighting 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 1000mbps (Source - Ofcom).  
Mobile phone signal: outside EE O2, Three, Vodafone - all likely available (Source - Ofcom).

