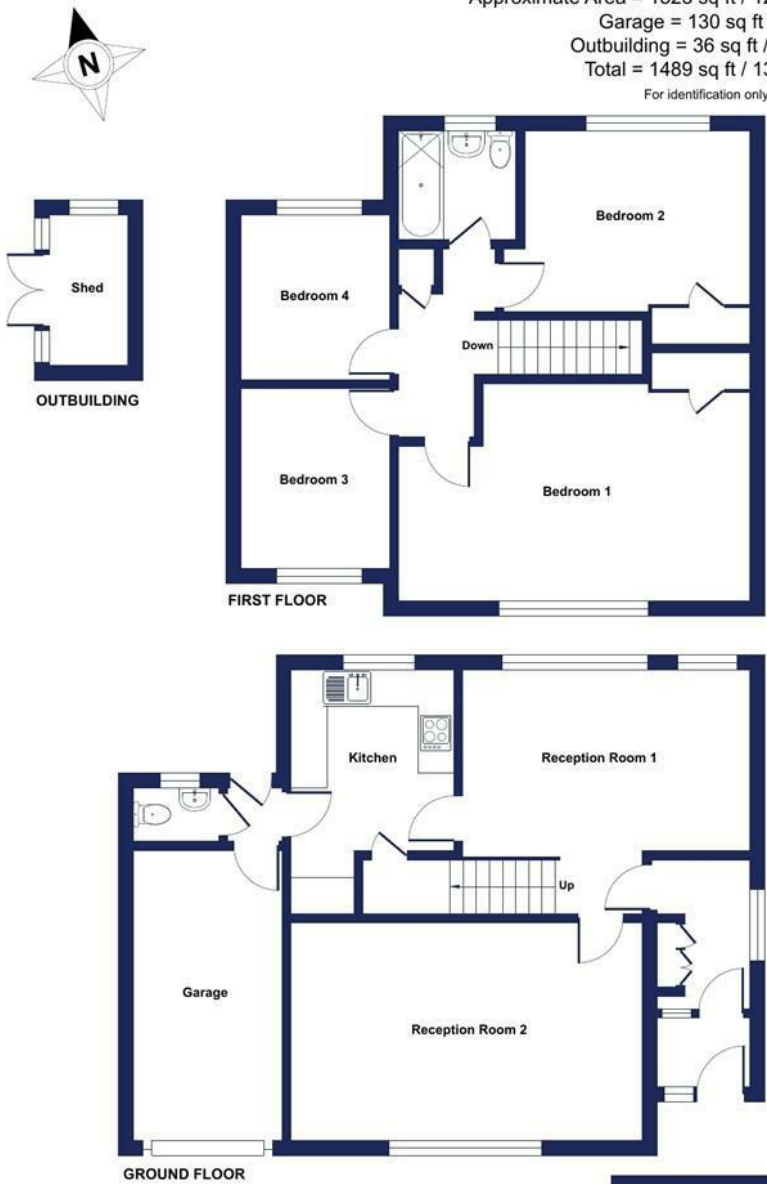


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 76        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 47                      |           |
| (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 = 1323 sq ft / 122.9 sq m  
Garage = 130 sq ft / 12 sq m  
Outbuilding = 36 sq ft / 3.3 sq m  
Total = 1489 sq ft / 138.2 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 2025. Produced for Davies & Way. REF: 1326658



www.daviesandway.com  
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and 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. The property is offered subject to being unsold.  
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

95 Manor Road, Keynsham, Bristol, BS31 1RE



£550,000

A four bedroom detached home sitting in a sought after position near by the Manor playing fields in Keynsham.

- Detached ▪ Entrance hallway ▪ Two reception rooms ▪ Kitchen ▪ Landing ▪ Four bedrooms ▪ Bathroom ▪ Front and rear garden ▪ Garage ▪ No onward chain





# 95 Manor Road, Keynsham, Bristol, BS31 1RE

Situated in a highly sought-after location on Manor Road, just a short stroll from the playing fields and within easy reach of Chandag and Wellsway Schools, this four-bedroom detached home is offered to the market with no onward chain.

The ground floor is entered via a welcoming vestibule leading to an entrance hallway that opens to a bright and airy rear reception room overlooking the rear garden. From here, a generous front-facing lounge, and a well-proportioned kitchen is accessed. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the property offers four well-sized bedrooms, all served by a family bathroom.

Outside, the home features beautifully maintained front and rear gardens, predominantly laid to lawn and complemented by an array of mature shrubs. The rear garden also offers a patio area ideal for outdoor dining, along with a timber storage shed. To the front, the home further benefits from off-street parking and a single garage.

## INTERIOR

### GROUND FLOOR

**ENTRANCE VESTIBULE 1.6m x 1.2m (5'2" x 3'11" )**  
Glazed obscured door leading to entrance hallway.

**ENTRANCE HALLWAY 2.4m x 1.6m (7'10" x 5'2" )**  
Double glazed obscured window to side aspect and a wooden glazed door to leading to reception one. Wooden cupboard housing meters and an electric storage heater.

**RECEPTION ONE 4.8m x 3m (15'8" x 9'10" )**  
Double glazed windows to rear aspect, wooden glazed door to both reception two and kitchen. Staircase leading to first floor, electric storage heater and power points.

**RECEPTION TWO 5.8m x 3.6m (19'0" x 11'9" )**  
Double glazed window to front aspect, electric fireplace, electric storage heater and power points.

**KITCHEN 3m x 2.8m (9'10" x 9'2" )**  
Double glazed window to rear aspect, door to lobby and to pantry cupboard. Matching wooden wall and base units with work surfaces over, integrated AEG oven and electric hob with extractor over. Space and plumbing for washing machine, sink with mixer tap over, tiled splashbacks, electric storage heater and power points.

**LOBBY 1m x 0.9m (3'3" x 2'11" )**  
Doors to rear garden, garage and to WC.

**WC 1.3m x 0.9m (4'3" x 2'11" )**  
Double glazed obscured window to rear aspect, wash hand basin with hot and cold taps, low level WC.

### FIRST FLOOR

**LANDING**  
Access to first floor rooms, airing cupboard and to loft via a hatch.

**BEDROOM ONE 5.8m x 3.6m (19'0" x 11'9" )**  
Double glazed window to front aspect, door to built in cupboard, electric storage heater and power points.

**BEDROOM TWO 3.7m x 3m (12'1" x 9'10" )**  
Double glazed window to rear aspect, electric storage heater and power points.

**BEDROOM THREE 3m x 2.4m (9'10" x 7'10" )**  
Double glazed to front aspect, electric storage heater and power points.

**BEDROOM FOUR 2.7m x 2.5m (8'10" x 8'2" )**  
Double glazed window to rear aspect, electric storage heater and power points.

**BATHROOM 2m x 1.8m (6'6" x 5'10" )**  
Double glazed obscured window to rear aspect, panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap over, low level WC, fully tiled walls and an electric storage heater.

### EXTERIOR

**FRONT OF PROPERTY**  
Mainly laid to lawn with pathway leading to front door and an array of plants.

**REAR GARDEN**  
Mainly laid to lawn with hedge boundaries, vast array of well established plants and shrubbery, timber storage shed and a patio area for outdoor dining.

**GARAGE 5m x 2.5m (16'4" x 8'2" )**  
Up and over garage door, pedestrian door to lobby, lighting.

**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](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 1000mbps (Source - Ofcom).  
Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).  
This property is subject to probate.

