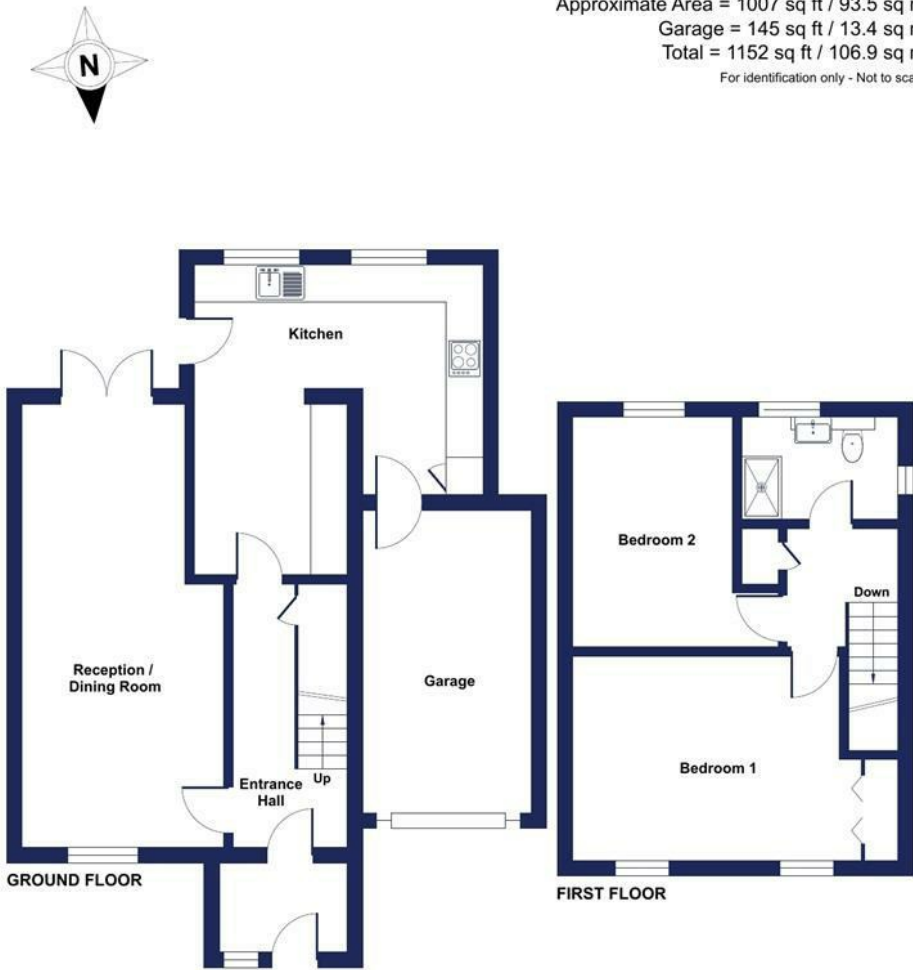


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 75        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Martock Road, Keynsham, Bristol, BS31

Approximate Area = 1007 sq ft / 93.5 sq m  
Garage = 145 sq ft / 13.4 sq m  
Total = 1152 sq ft / 106.9 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: 1332792



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6 Martock Road, Keynsham, Bristol, BS31 1XA



£365,000

A well cared for and spacious two double bedroom, link detached home boasting a south facing rear garden.

- Link detached ▪ Driveway ▪ Garage ▪ Entrance hallway ▪ Living/dining room ▪ Kitchen/breakfast room ▪ Landing ▪ Two double bedrooms ▪ Shower room ▪ Rear garden





## 6 Martock Road, Keynsham, Bristol, BS31 1XA

Situated on the sought after Wellsway side of Keynsham, this well cared for two double bedroom link-detached home offers a thoughtfully extended kitchen and a southerly facing rear garden.

Entering via a welcoming entrance porch into a central hallway that leads into a spacious full length living / dining room featuring French doors opening directly onto the rear garden. The ground floor is further enhanced by a generously proportioned kitchen/breakfast room, extended by the current owners to provide additional space and fitted with integrated appliances. Upstairs, two well sized double bedrooms are served by a contemporary shower room.

Outside, the home is framed by attractive front and rear gardens, lovingly planted with a variety of mature shrubs and greenery. The rear garden, with its south-facing aspect, boasts a paved patio ideal for alfresco dining, while the front benefits from a driveway and single garage.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE PORCH 2m x 1.4m (6'6" x 4'7" )

Glazed wooden door to entrance hallway, spotlight lighting and a radiator.

##### ENTRANCE HALLWAY 4.2m x 1.8m (13'9" x 5'10" )

Doors leading to ground floor rooms and staircase to first floor with storage cupboard below. Spotlight lighting, radiator and power points.

##### LIVING/DINING ROOM 7.2m x 3.2m (23'7" x 10'5" )

Double glazed window to front aspect and French doors to rear garden. Gas fireplace with wooden mantle, radiator and power points.

##### KITCHEN/BREAKFAST ROOM 4.6m x 5m (15'1" x 16'4")

to maximum points. Double glazed windows and obscured door to rear garden. Matching wall and base units with work surfaces over and integrated appliances, including slimline dishwasher, washing machine, fridge, freezer, Bosch double oven and an electric hob with extractor over. Tiled splashbacks, one and a quarter sink with mixer tap over and drainer, spotlight lighting, radiator and power points.

#### FIRST FLOOR

##### LANDING

Doors leading to first floor rooms and an airing cupboard housing a gas Vaillant combination boiler and a radiator. Radiator and power points.

##### BEDROOM ONE 4.6m x 3.4m excluding wardrobes (15'1" x 11'1" excluding wardrobes)

Double glazed windows to front aspect, fitted wardrobe with bi-folding doors, radiator and power points.

##### BEDROOM TWO 3.7m x 2.6m (12'1" x 8'6" )

Double glazed window to rear aspect, radiator and power points.

##### BATHROOM 2.4m x 1.6m (7'10" x 5'2" )

Double glazed obscured windows to rear and side aspect, walk in shower cubicle off mains with glass shower panel and marble effect splashback. Vanity unit with storage cupboard below, mixer tap over and a WC with hidden cistern. Half way tiled walls, spotlight lighting and a heated towel rail.

### EXTERIOR

#### FRONT OF PROPERTY

Laid to concrete driveway accessed via a dropped kerb and allowing access to garage. Pathway to front door and a lawn surrounded by evergreen hedge.

#### REAR GARDEN

Landscaped of mainly laid to lawn with a patio area for outdoor dining and a range of flower beds boasting a variety of plants and shrubbery. Trellis with clematis and a timber storage shed. Mainly brick wall boundaries with gated side access.

#### GARAGE

Pedestrian door to kitchen and garage door to front.

#### 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 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 and Vodafone - all likely available (Source - Ofcom).

