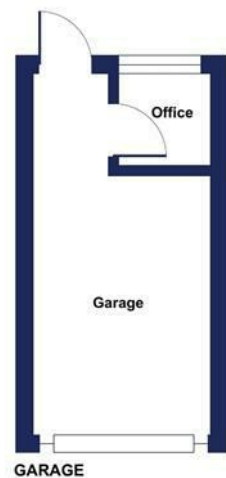


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Minsmere Road, Keynsham, Bristol, BS31

Approximate Area = 820 sq ft / 76.1 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 958 sq ft / 88.9 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: 1336781



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

62 Minsmere Road, Keynsham, Bristol, BS31 1PT



£385,000

Located on the Wellsway side of town in close proximity to both Chandag and Wellsway schools, this three bedroom semi detached home would make an ideal family purchase.

- Front and rear gardens
- Garage
- Off street parking
- Entrance hallway
- Lounge
- Kitchen
- Dining room
- Landing
- Three bedrooms
- Bathroom



62 Minsmere Road, Keynsham, Bristol, BS31 1PT

A well cared for three bedroom semi detached home that boasts a bright and airy accommodation well suited to couples and families.

The property is located in easy reach of the Wellsway school complex, several local shops, community woodland and nearby open space. Internally the ground floor of the home offers an entrance hallway, lounge with open access through to a dining room and a modern kitchen. The first floor benefits from three well proportioned bedrooms and a family bathroom.

Externally both front and rear gardens are largely low maintenance, the front additionally benefits from off street parking and single garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.5m x 1.85m (11'5" x 6'0")

Doors to ground floor rooms and stairs rising to first floor landing. Built in storage cupboards, radiator and power points.

RECEPTION ROOM 3.75m x 3.5m (12'3" x 11'5")

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

DINING ROOM 3.05m x 2.25m (10'0" x 7'4")

Double glazed window to rear aspect overlooking rear garden, door leading to kitchen, radiator and power points.

KITCHEN 3.4m x 3.05m (11'1" x 10'0")

Double glazed window to rear aspect overlooking rear garden and a door to side aspect providing access to rear garden. Range of matching wall and base units with work surfaces over, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven, electric hob and a stainless steel extractor fan over. Space and plumbing for washing machine, space for upright fridge/freezer, splashbacks to all wet areas, tiled flooring and power points.

FIRST FLOOR

LANDING

Doors to first floor rooms, access to loft via hatch and a built in storage cupboard housing gas combination boiler.

BEDROOM ONE 3.5m x 3.05m (11'5" x 10'0")

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

BEDROOM TWO 3.05m x 2.75m (10'0" x 9'0")

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

BEDROOM THREE 2.85m x 2.2m (9'4" x 7'2")

(please note this measurement includes bulkhead). Double glazed window to front aspect, radiator and power points.

BATHROOM 2.6m x 1.65m (8'6" x 5'4")

Dual obscured double glazed windows to rear aspect. Fitted vanity unit with wash hand basin, storage cupboards and a low level WC with hidden cistern. Panelled bath with mixer

tap over and electric shower over. Tiled splashbacks to wet areas and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to lawn with wall and shrub boundaries, stone chipping area, off street parking accessed via dropped kerb and path leading to front door.

REAR GARDEN

Mainly laid to lawn with fenced boundaries directly backing onto neighbouring fields, large patio, well stocked flower beds, gated path leading to front of property and pedestrian access to garage

GARAGE 5.1m x 2.5m (16'8" x 8'2")

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

OFFICE SPACE 1.3m x 1.7m (4'3" x 5'6")

Partitioned off office space inside garage with power points.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C 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

Purchasers to be aware of planning application number 25/02828/COND, There are historic covenants on the property.

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).

