Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	58	8 0
Fudiand X. Wales	U Directiv 002/91/E0	

Caroline Close, Keynsham, Bristol, BS31

Approximate Area = 983 sq ft / 91.3 sq m Garage = 125 sq ft / 11.6 sq m Total = 1108 sq ft / 102.9 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: 1340187

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.



CHARTERED SURVEYORS • ESTATE AGENTS

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

3 Caroline Close, Keynsham, Bristol, BS31 2LF



£385,000

Sat within generous gardens that directly back onto open countryside, this three bedroom linkdetached home enjoys bright and airy accommodation throughout.





www.daviesandway.com

3 Caroline Close, Keynsham, Bristol, BS31 2LF

Enjoying an enviable position on the edge of open BEDROOM TWO 3.8m x 2.7m (12'5" x 8'10") countryside and sitting on a popular development, this Double glazed window to front aspect, storage three bedroom link-detached home boasts well proportioned accommodation throughout.

Internally the ground floor comprises, an entrance hallway leading to a full width lounge opening to a dining room, a separate kitchen and a useful utility room. To the first floor three well balanced bedrooms are found in addition to a modern three piece suite bathroom.

Externally the front of the property enjoys a laid to hardstanding driveway while the rear garden enjoys a spacious lawn which directly backs onto neighbouring open countryside. The property further benefits from a **EXTERIOR** single garage.

INTERIOR

GROUND FLOOR

ENTRANCE PORCH 1.8m x 1.3m (5'10" x 4'3")

Dual obscured windows to front aspect and door to lounge.

RECEPTION ROOM 5.2m x 4m (17'0" x 13'1")

Double glazed window to front aspect and an opening to dining room. Gas flame effect fire with wooden mantel. radiator and power points.

DINING ROOM 3.3m x 2.7m (10'9" x 8'10")

Double glazed sliding patio door to rear aspect overlooking and providing access to rear garden, door COUNCIL TAX leading to kitchen, radiator and power points.

KITCHEN 3.4m x 2.4m (11'1" x 7'10")

Double glazed window to rear aspect overlooking rear garden and door to utility room. Kitchen comprising range of matching wall and base units with rolled top work surfaces, bowl and a quarter stainless sink with mixer tap over, space and gas supply for oven with extractor fan over, space and power for upright fridge/freezer, tiled splashbacks to all wet areas, Broadband speed: Ultrafast 1800mbps (Source radiator and power points.

UTILITY 3.7m x 2.4m (12'1" x 7'10")

Double glazed windows to rear aspect and door to rear garden. Range of matching base units with rolled top work surfaces, space, power and plumbing for washing machine and tumble dryer. Door providing integral access to garage and power points.

FIRST FLOOR

LANDING 3.2m x 0.9m (10'5" x 2'11")

Double glazed window to side aspect, access to loft via hatch and doors to rooms.

BEDROOM ONE 3.7m x 3.1m (12'1" x 10'2")

Double glazed window to rear aspect, built in wardrobes with mirrored sliding doors, radiator and power points.

cupboard housing gas combination boiler, radiator and power point.

BEDROOM THREE 2.4m x 2.3m (7'10" x 7'6")

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

BATHROOM 2.1m x 1.7m (6'10" x 5'6")

Obscured double glazed window to rear aspect, matching three piece suite comprising hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, tiled walls and

FRONT OF PROPERTY

Mainly laid to tarmac driveway via a drop kerb and leading to garage.

REAR GARDEN

Generous rear garden that directly backs onto rolling countryside, mainly laid to lawn with wall and fenced boundaries and array of shrubs, trees and patio.

GARAGE 5.1m x 4.5m (16'8" x 14'9")

Access via up and over door with pedestrian access from utility room, benefitting from shelving and lighting.

TENURE

This property is freehold.

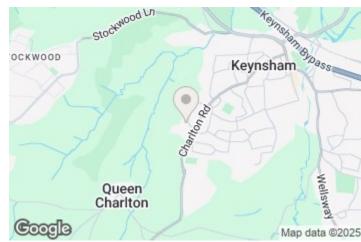
Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset. Services: All services connected.

Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).



















www.daviesandway.com