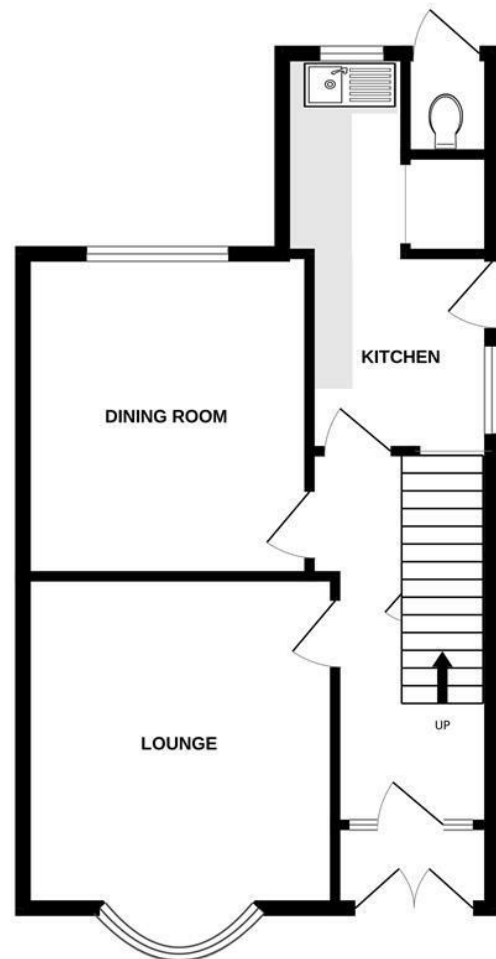


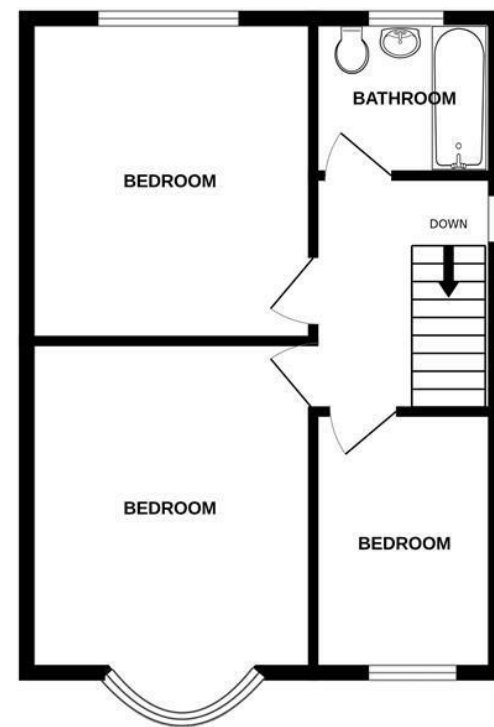
1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: keynsham@daviesandway.com

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		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2025

7 Colston Street, Soundwell, Bristol, BS16 4PF



£350,000

A well proportioned three bedroom double bay fronted home that's offered to the market with no onward chain.

- Detached ▪ Entrance hallway ▪ Lounge ▪ Dining room ▪ Kitchen ▪ Landing ▪ Three bedrooms ▪ Bathroom ▪ Parking ▪ Garden

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.



# 7 Colston Street, Soundwell, Bristol, BS16 4PF

A handsome three bedroom detached 1950s-style home, offered to the market with no onward chain. This charming property presents a fantastic opportunity for the new owner to add their own personal touch.

Upon entering via the porch, you are welcomed into a spacious hallway that leads to the ground floor accommodation. The bay-fronted lounge features an eye-catching open fireplace, while the separate dining room—also with a feature fireplace offers lovely views over the rear garden. A double galley-style kitchen with a walk-in pantry completes the ground floor. Upstairs, you'll find three generously sized bedrooms, all served by a well-proportioned three-piece family bathroom.

Outside, both the front and rear gardens have been landscaped with low maintenance in mind. The front is mainly laid with stone chippings and accessed via a dropped kerb, providing off-street parking. The rear garden is mostly laid to lawn and enjoys the privacy of fenced boundaries.

## INTERIOR

### GROUND FLOOR

#### PORCH 1.7m x 0.7m (5'6" x 2'3" )

Obscured windows and glazed door leading to hallway.

#### HALLWAY 4.3m x 1.8m (14'1" x 5'10" )

Radiator, power points, stairs rising to first floor landing, doors leading to rooms.

#### RECEPTION ONE 4.6m x 3.7m into bay window (15'1" x 12'1" into bay window)

Double glazed bay window to front aspect, radiator, power points, open fireplace with tiled surround.

#### RECEPTION TWO 3.7m x 3.3m (12'1" x 10'9" )

Double glazed window to rear aspect overlooking rear garden, feature fireplace with tiled surround, radiator, power points.

#### KITCHEN 4.9m x 2.3m narrowing to 1.5m (16'0" x 7'6" narrowing to 4'11" )

Dual aspect double glazed windows to rear and side aspects, glazed door to side aspect leading to garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, space and power for electric oven, space and plumbing for washing machine, wall mounted gas boiler, pantry, radiator, power points.

### FIRST FLOOR

#### LANDING 1.2m x 2.8m (3'11" x 9'2" )

Obscured double glazed window to side aspect, access to loft via hatch, power point, doors leading to rooms.

#### BEDROOM ONE 4.7m x 3.3m (15'5" x 10'9" )

to maximum points. Double glazed bay window to front aspect, radiator, power points, open fireplace with tiled surround.

#### BEDROOM TWO 3.7m x 3.3m (12'1" x 10'9" )

Double glazed window to rear aspect overlooking rear garden, radiator, power points, built in storage cupboard housing hot water cylinder.

#### BEDROOM THREE 3m x 2.2m (this measurement includes bulkhead) (9'10" x 7'2" (this measurement includes bulkhead))

Double glazed window to front aspect, built in wardrobe, radiator, power points.

#### BATHROOM 2.2m x 1.8m (7'2" x 5'10" )

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with electric shower over, radiator, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to stone chippings that is accessed via a dropped kerb, wall boundary, path leading to front door.

### REAR GARDEN

Low maintenance rear garden mainly laid to lawn with fenced boundaries

### 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: South Gloucestershire Council  
Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

