

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

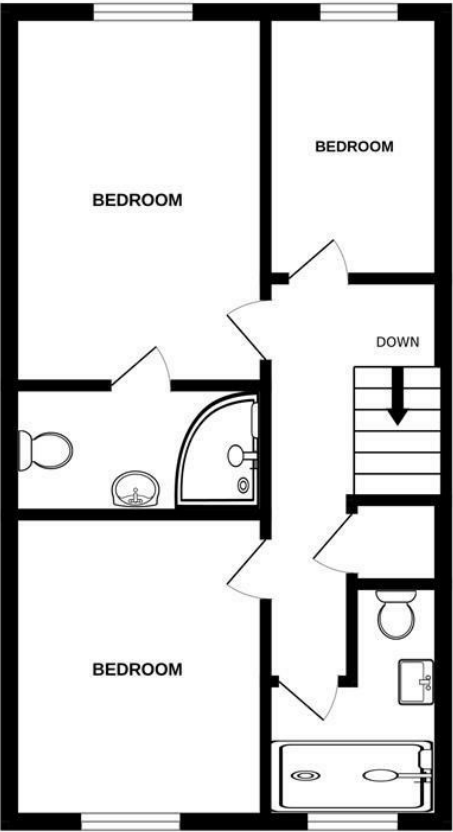
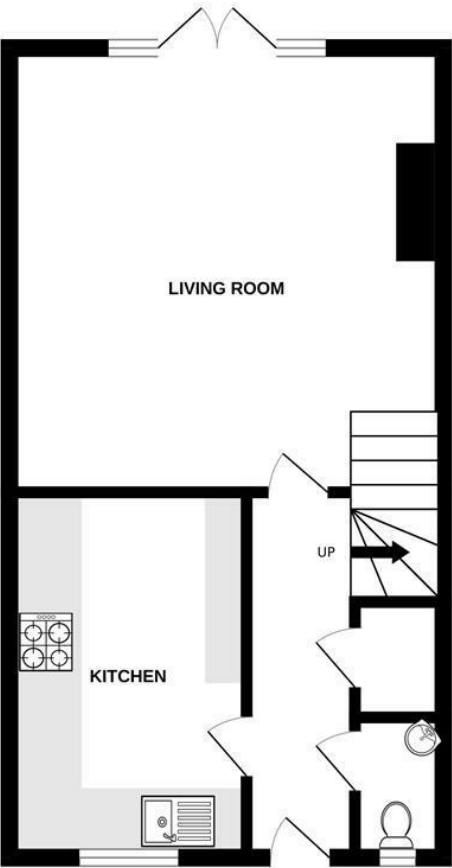
CHARTERED SURVEYORS • ESTATE AGENTS

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22 Goldcrest Walk, Keynsham, Bristol, BS31 2FT

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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.  
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Guide Price £360,000

A fantastically presented three bedroom semi detached home located in a popular development, ideal for first time buyers.

- Semi detached ▪ Entrance hallway ▪ Cloakroom ▪ Living room ▪ Kitchen ▪ Three bedrooms ▪ En suite ▪ Bathroom ▪ Car port ▪ Rear garden

www.daviesandway.com  
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## 22 Goldcrest Walk, Keynsham, Bristol, BS31 2FT

Located on a popular development in Keynsham, this three bedroom semi detached home offers immaculately presented accommodation well suited to both couples and families.

Internally the ground floor consists of an entrance hallway, a generous living room with French doors to the rear garden, modern kitchen benefiting from integrated appliances and a useful cloakroom. To the first floor, three well proportioned bedrooms are found (the main benefiting from an ensuite) and a contemporary shower room.

Further benefits of the property include a car port providing off street parking for two vehicles and a rear garden that has been landscaped with ease of maintenance in mind of mainly laid to lawn with a patio for outdoor dining and a timber shed for storage.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 3.7m x 1.1m (12'1" x 3'7" )

Doors leading to ground floor rooms, storage cupboard and staircase to first floor. Radiator and power points.

##### LIVING ROOM 4.5m x 4.4m (14'9" x 14'5" )

Double glazed French doors and windows to rear garden, media wall with electric fireplace, radiator and power points.

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

Double glazed window to front aspect, matching wall (with under cabinet lighting) and base units with work surfaces over and integrated appliances including dishwasher, washing machine, fridge freezer, electric oven and a gas hob with extractor over and glass splashback to area. Sink with mixer tap over benefiting from a boiling water setting. Work surface area creating breakfast bar, radiator and power points.

##### CLOAKROOM 1.4m x 0.8m (4'7" x 2'7" )

Double glazed obscured window to front aspect, half tiled walls, corner pedestal wash hand basin with mixer tap over, low level WC and a radiator.

#### FIRST FLOOR

##### LANDING

Doors leading to first floor rooms, storage cupboard over stairs and access to loft via hatch. Spotlights, radiator and power points.

##### BEDROOM ONE 3.6m x 2.6m (11'9" x 8'6" )

Double glazed window to rear aspect, door to en suite, spotlights, radiator and power points.

##### EN SUITE 2.5m x 1.3m (8'2" x 4'3" )

Corner bath with shower off mains over, a glass shower panel and a shelving niche. Pedestal sink with mixer tap over and a low level WC. Tiled splashbacks to wet areas, spotlights, radiator and shaving power points.

##### BEDROOM TWO 3.1m x 2.6m (10'2" x 8'6" )

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

##### BEDROOM THREE 2.7m x 1.9m (8'10" x 6'2" )

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

##### BATHROOM 2.4m x 1.8m (7'10" x 5'10" )

to maximum points. Double glazed obscured window to front aspect, walk in shower cubicle with rainfall head attachment and glass shower panel. Sink with storage cupboard below and mixer tap over, low level WC, half tiled walls, spotlights, heated towel rail and a built in bluetooth speaker.

#### EXTERIOR

##### FRONT OF PROPERTY

Low maintenance front with gravel and a pathway to front door.

##### REAR GARDEN

Mainly laid to lawn with fenced boundaries and a patio area for outdoor dining. Timber built storage shed.

##### CAR PORT

Provides off street parking for two vehicles. This is leasehold and has a peppercorn ground rent.

##### 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](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

There is an estate charge of £174 payable annually.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

