

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

Bluebell Drive, Keynsham, Bristol, BS31

Approximate Area = 822 sq ft / 76.4 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: 1362606



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DAVIES & WAY

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12 Bluebell Drive, Keynsham, Bristol, BS31 1FP



£300,000

A spacious two double bedroom semi detached home that's located on a popular development.

- Semi detached ▪ Lounge/Dining room ▪ Kitchen ▪ WC ▪ Two double bedrooms ▪ Bathroom ▪ Gardens ▪ Parking



12 Bluebell Drive, Keynsham, Bristol, BS31 1FP

Occupying the footprint of comparable three bedroom homes, this spacious two double bedroom semi-detached property offers modern, well-presented accommodation throughout and is available to purchase outright with no onward chain.

The ground floor features a welcoming entrance hallway, a generous lounge/dining room with direct garden access, a stylish fitted kitchen with integrated appliances and walk-in pantry, plus a convenient ground floor WC. To the first floor, there are two double bedrooms — with the master offering flexibility to be separated into two rooms (subject to the necessary consents) and a modern family bathroom.

Externally, both front and rear gardens are designed for ease of maintenance, with the rear enjoying an artificial lawn, raised deck, external bar and patio area ideal for entertaining.

Further benefits include an adjoining double tandem driveway and the convenience of a complete onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.6m x 2m (11'9" x 6'6")

Power points, modern consumer unit, stairs rising to first floor landing, door leading to kitchen, opening leading to lounge/dining room.

LOUNGE/DINING ROOM 4.8m x 4.2m (15'8" x 13'9")

Dual double glazed windows to rear aspect overlooking rear garden, double glazed French doors to rear aspect overlooking and providing access to rear garden, radiators, power points, ample space for separate dining and seating area.

KITCHEN 3.5m x 2.8m narrowing to 2.2m (11'5" x 9'2" narrowing to 7'2")

Double glazed window to front aspect, bespoke built kitchen comprising range of soft close wall and base units with Quartz work surfaces over, inset sink with mixer tap over, range of integrated appliances including electric oven, four ring electric hob, microwave, fridge and freezer. Space and plumbing for washing machine, walk in pantry cupboard, wall mounted gas combination boiler, power points. Quartz work surfaces to all wet areas.

WC 1.8m x 1m (5'10" x 3'3")

Modern matching two piece suite comprising pedestal wash hand basin and low level WC, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.1m x 1.1m (10'2" x 3'7")

Access to loft via hatch, built in storage cupboard, radiator, power points, doors leading to rooms.

BEDROOM ONE 4.9m x 2.7m (16'0" x 8'10")

to maximum points. Dual double glazed windows to front aspect, built in double wardrobe, radiators, power points.

BEDROOM TWO 4.1m x 2.8m (13'5" x 9'2")

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

BATHROOM 2.1m x 2m (6'10" x 6'6")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to stone chippings, path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to artificial lawn that's complimented by a raised deck and separate patio ideal for entertaining. External bar with built in storage, wall and fenced boundaries, gate leading to driveway.

DRIVEWAY

Tandem double driveway that's located at the end of the garden and accessed via a dropped kerb.

TENURE

If the property is brought outright the tenure is Freehold. If a 30% share is brought, the tenure is leasehold with approximately 91 years on the term remaining. If a 30% share is brought the remaining 70% is rented from Curo for £540pcm with the option to 'staircase' to increase the owned share.

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

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)

