

1 High Street, Keynsham, Bristol, BS31 1DP  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Kingsmead Walk, Bristol, BS5

Approximate Area = 802 sq ft / 74.5 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1457775



6 Kingsmead Walk, St George, Bristol, BS5 7RL

£350,000

A spacious three bedroom semi detached home located in a cul-de-sac that has been modernised by the current owners.

- Semi Detached
- Lounge
- Kitchen/Diner
- Utility
- WC
- Three bedrooms
- Bathroom
- Driveway
- Southerly facing rear Garden
- Outbuilding

## 6 Kingsmead Walk, St George, Bristol, BS5 7RL

Situated in a cul-de-sac, this spacious three bedroom home has been beautifully improved by the current owners and offers bright, well presented accommodation throughout.

The property is entered via a welcoming hallway featuring bespoke fitted storage, leading through to a spacious lounge and a stylish modern kitchen/diner complete with integrated appliances. The ground floor also benefits from a practical utility room and a convenient WC. Upstairs, there are three well proportioned bedrooms, all served by a contemporary shower room.

Externally, the property boasts a generous south facing rear garden, mainly laid to lawn, with a patio area ideal for outdoor dining and an attractive sunken seating area with pergola over. Additional benefits include a useful garden outbuilding and a block paved driveway to the front of the property.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Wooden glazed door to lounge and a bespoke fitted cupboard and shelving unit.

##### LOUNGE 4.8m x 3.6m (15'8" x 11'9" )

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

##### KITCHEN/DINER 3.6m x 5m (11'9" x 16'4" )

Double glazed windows to rear garden, door to rear garden and wooden door to utility. High gloss base units with wooden work surfaces over and tiled splashbacks to area. Integrated appliances including dishwasher, fridge/freezer double oven and a gas hob with extractor hood over. Belfast basin with mixer tap over, spotlights, radiator and power points.

##### UTILITY 1.8m x 1.1m (5'10" x 3'7" )

Double glazed window to rear aspect and door to WC. Plumbing for washing machine, spotlights, radiator and power points.

##### WC 1.8m x 0.8m (5'10" x 2'7" )

Wash hand basin unit with mixer tap over and tiled splashbacks, WC.

#### FIRST FLOOR

##### LANDING

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

##### BEDROOM ONE 3.6m x 3.5m (11'9" x 11'5" )

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

##### BEDROOM TWO 3.8m x 2.2m (12'5" x 7'2" )

Double glazed window and rear aspect, radiator and power points.

##### BEDROOM THREE 2.6m x 2m (8'6" x 6'6" )

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

##### BATHROOM 1.8m x 1.1m (5'10" x 3'7" )

Double glazed obscured window to rear aspect, walk in corner shower cubicle with rainfall attachment over and a combined space saving wash basin and wc. Fully tiled walls and flooring and a heated towel rail.

### EXTERIOR

#### FRONT OF PROPERTY

Laid to block paved driveway accessed via a dropped kerb with fenced boundaries.

#### REAR GARDEN

Mainly laid to lawn with fenced boundaries and a laid to patio area for outdoor dining. Sunken wooden bench seating area with pergola over and an outbuilding for storage.

#### TENURE

This property is freehold.

#### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is B. 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: Bristol City Council

Services: All services connected.

Broadband speed: Ultrafast 10000mbps (Source - Ofcom).

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

