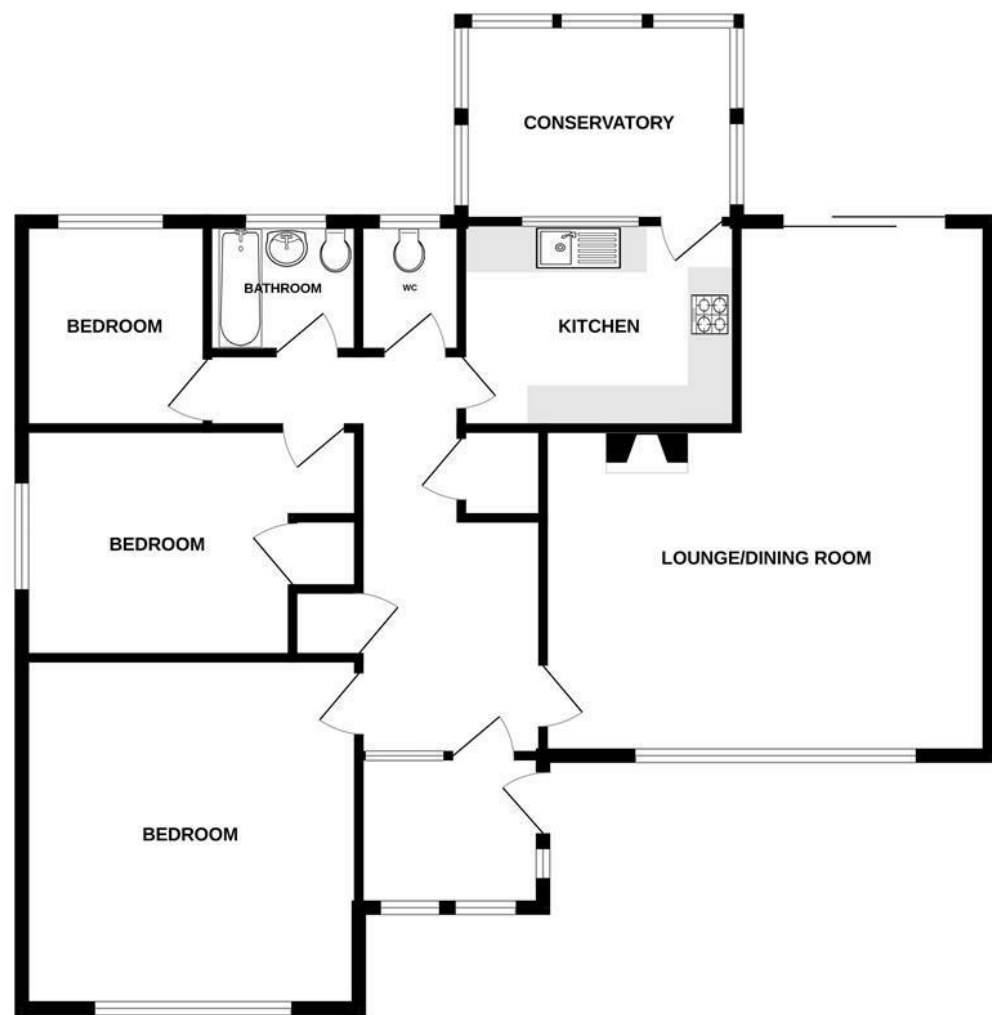


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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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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.
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DAVIES & WAY

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9 Cadbury Road, Keynsham, Bristol, BS31 1JW



£425,000

A generous three bedroom detached bungalow that offers scope to modernise and improve.

- Detached ▪ Bungalow ▪ Corner plot ▪ Lounge/dining room ▪ Kitchen ▪ Three bedrooms ▪ Bathroom ▪ Wrap around gardens ▪ Off street parking ▪ Garage



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9 Cadbury Road, Keynsham, Bristol, BS31 1JW

Situated on a corner plot that offers wrap around gardens, this spacious three bedroom detached bungalow presents the new owner with the opportunity to modernise and enhance this home to their individual taste.

Internally all accommodation is arranged over a single storey which comprises of a useful porch which leads to a good size hallway this in turn leads to the remaining accommodation which comprises of an open plan lounge/dining room measuring 6.7m x 5.6m (21'11" x 18'4"), and a kitchen which leads to a conservatory extension. The home further benefits from three well balanced bedrooms which are serviced by a three piece suite bathroom in addition to a separate WC ideal for guest use.

Externally the home enjoys wrap around gardens and offers larger than typical front and side gardens which benefit from a selection of small trees and mature shrubs. To the rear a smaller garden is found which benefits from a patio, greenhouse and walled boundaries. Further benefits from the property include off street parking for several vehicles and a single garage.

INTERIOR

GROUND FLOOR

PORCH 2.3m x 2m (7'6" x 6'6")

Double glazed windows to front and side aspects. Obscured window and glazed door leading to hallway.

HALLWAY 5.1m x 2.3m (16'8" x 7'6")

Access to loft via hatch, two built in storage cupboards (one housing gas combination boiler), radiator, power points.

LOUNGE/DINING ROOM 6.7m x 5.6m (21'11" x 18'4")

to maximum points. An 'L' shaped room with double glazed window to front aspect and double glazed patio doors to rear aspect that lead to the rear garden, feature open fireplace with stone surround, radiators, power points.

KITCHEN 3.3m x 2.7m (10'9" x 8'10")

Double glazed window to rear aspect, obscured double glazed door to rear aspect leading to conservatory. 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, integrated double electric oven with four ring gas hob and stainless steel extractor fan over, integrated fridge, space and power for freezer, power points, tiled splashbacks to all wet areas.

CONSERVATORY 2.9m x 2.5m (9'6" x 8'2")

Double glazed windows to rear and side aspects, double glazed door to side aspect leading to garden, power points.

BEDROOM ONE 4.3m x 4.2m (14'1" x 13'9")

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

BEDROOM TWO 3.6m x 3m (11'9" x 9'10")

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

BEDROOM THREE 2.8m x 2.6m (9'2" x 8'6")

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

BATHROOM 1.9m x 1.7m (6'2" x 5'6")

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

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

Obscured double glazed window to rear aspect, matching two piece suite comprising wash hand basin and low level WC.

EXTERIOR

FRONT OF PROPERTY

Generous front and side gardens featuring a selection of small trees and shrubs, walled boundaries, well stocked flower beds, path leading to rear garden, path leading to front door.

REAR GARDEN

A selection of mature shrubs and small trees, gated path leading to off street parking, walled boundaries, greenhouse, patio.

OFF STREET PARKING

Accessed via a dropped kerb and leading to garage.

GARAGE

Detached single garage accessed via an up and over door.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that a previous purchaser commissioned a Cavity Wall Survey which was inconclusive in its findings. The vendor is investigating further and will implement any recommendations. For more information please contact the agent. This property is in council tax band E according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

