

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

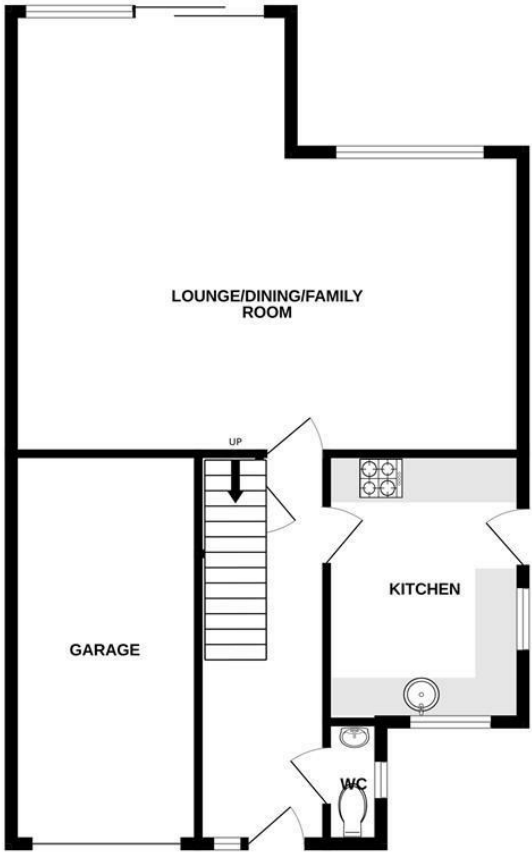
CHARTERED SURVEYORS • ESTATE AGENTS

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34 Hurn Lane, Keynsham, Bristol, BS31 1RS

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 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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£525,000

A modern four bedroom semi detached home that's located on a popular road, on the Wellsway side of town.

- Entrance hallway
- 'L' shaped lounge/dining/family room
- Kitchen
- WC
- Landing
- Four bedrooms
- Family Bathroom
- Gardens
- Garage
- Detached garden office

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34 Hurn Lane, Keynsham, Bristol, BS31 1RS

A bright and airy four bedroom semi detached home that offers modern accommodation throughout, well suited to upsizing families. Further to the well proportioned living accommodation, the home additionally benefits from a detached garden office in the rear garden which helps provide further space for work or entertainment purposes.

The ground floor comprises of a welcoming entrance hallway, that leads to a generous 'L' shaped lounge/family/dining room with direct access to rear garden. In addition to this spacious room the ground floor boasts a modern kitchen in addition to a useful WC. To the first floor, four good sized bedrooms are found (three doubles, one single) in addition to a modern family bathroom. Externally the front of the property is mainly laid to block paving that provides ample off street parking while the rear is of a sunny, south westerly aspect and enjoys a level artificial lawn surrounded by well stocked flower beds, generous patio ideal for entertaining and detached garden office.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.4m x 1.8m (17'8" x 5'10")

Built in storage cupboard, radiator, stairs rising to first floor landing, doors leading to rooms.

LOUNGE/DINING/FAMILY ROOM 7.2m x 6.1m (23'7" x 20'0")

to maximum points. Double glazed windows to rear aspect overlooking rear garden, double glazed sliding door to rear aspect overlooking and providing access to rear garden, feature open stone fireplace, radiators, power points.

KITCHEN 4.3m x 2.5m (14'1" x 8'2")

Dual aspect double glazed windows to front and side aspects, obscured double glazed door to side aspect leading to rear garden, modern kitchen comprising range of matching wall and base units with roll top work surfaces, inset stainless steel sink with mixer tap over, integrated electric oven and four ring electric hob with glass and stainless steel extractor fan over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, power points, splashbacks to all wet areas.

WC 1.5m x 0.9m (4'11" x 2'11")

Obscured double glazed window to side aspect, modern matching two piece suite comprising wash hand basin with mixer tap over, low level WC, heated towel rail, tiled splashbacks to all wet areas.

FIRST FLOOR

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

Access to loft via hatch, doors leading to rooms.

BEDROOM ONE 4.3m x 2.6m (14'1" x 8'6")

Double glazed window to front aspect enjoying far reaching views across Keynsham, radiator, power points.

BEDROOM TWO 3.6m x 2.8m (11'9" x 9'2")

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

BEDROOM THREE 3.4m x 2.8m (11'1" x 9'2")

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

BEDROOM FOUR 3.5m x 2.1m (11'5" x 6'10")

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

BATHROOM 2.4m x 2m (7'10" x 6'6")

Obscured double glazed window to side aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and panelled bath with centrally located mixer tap and dual head 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 block paving that serves as off street parking which is accessed via a dropped kerb, gated path leading to rear garden, path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to artificial lawn with fenced boundaries and surrounded by well stocked flower beds, patio ideal for al fresco dining, timber shed, detached garden office.

GARDEN OFFICE

Benefitting from lighting, power points, network connections (for internet access) and views of the rear garden.

GARAGE

Single garage accessed via electrically operated roller shutter door and benefitting from power and lighting.

TENURE

This property is freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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 are historic covenants on the property.

Local authority: Bath and North East somerset.

Services: All services connected.

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

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

