

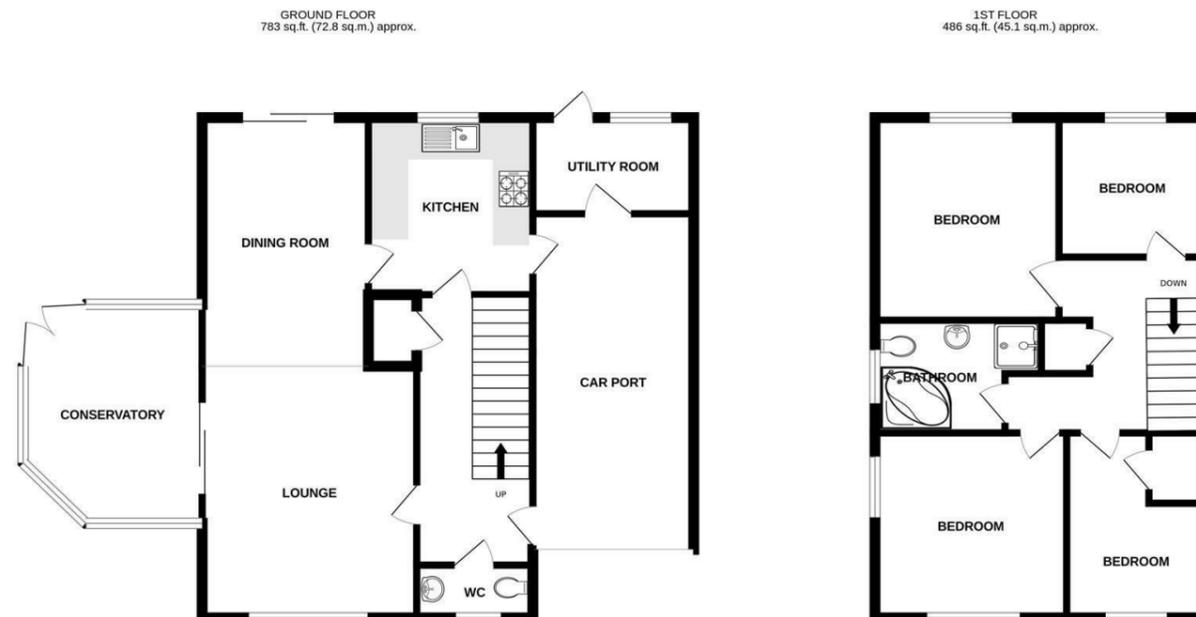
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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5 Summerleaze, Keynsham, Bristol, BS31 2BZ



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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£450,000

A four bedroom linked-detached home that's positioned in a centrally located cul-de-sac.

- Link-detached
- Lounge/dining Room
- Kitchen
- Utility Room
- WC
- Four Bedrooms
- Family Bathroom
- Off Street Parking
- Carport
- Mature Garden

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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# 5 Summerlease, Keynsham, Bristol, BS31 2BZ

Boasting an elevated cul-de-sac position enjoying far reaching views from several rooms, this delightful four bedroom home boasts an excellent location in close proximity to High Street amenities, Keynsham mainline railway station and the recently completed 'Chocolate Quarter' with Pizzeria, gym, hairdressers, spa, and popular primary school, this four bedroom linked-detached home internally offers versatile accommodation well suited to upsizing families, while externally boasting a generous mature garden.

Internally the ground floor consists of an entrance hallway, a generous lounge/dining room measuring 4.8m (15'8") in length, a kitchen and a conservatory that enjoys delightful views of the mature garden. The ground floor is completed by a useful utility room and a separate WC. To the first floor, four family sized bedrooms are found in addition to a four piece suite bathroom.

Externally the front of the property is mainly laid to blocked paving that provides off street parking for several vehicles and leads to a covered carport. The rear garden is a true delight that backs onto an adjoining railway line and boasts a selection of fruit bearing trees, shrubs and well stocked flower beds. This secluded space is mainly laid to lawn with wall and fenced boundaries and further offers feature pond, summer house, greenhouse and a vegetable plot.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 4.1m x 2.4m (13'5" x 7'10")

Obscured double glazed window to front aspect, built in storage cupboard, radiator, power points, stairs rising to first floor landing, doors to rooms.

#### LOUNGE/DINING ROOM 4.8m x 3.6m narrowing to 2.7m (15'8" x 11'9" narrowing to 8'10")

Double glazed window to front aspect, double glazed patio doors to rear aspect leading to rear garden, double glazed patio doors to conservatory, door to kitchen. Feature Sandstone fireplace, radiators, power points.

#### KITCHEN 3.2m x 2.6m (10'5" x 8'6")

Doubled glazed window to rear aspect overlooking rear garden. Kitchen comprising range of matching wall and base units with rolled top work surfaces over, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven and four ring gas hob, space and plumbing for slimline dishwasher and space for low level fridge. Pantry storage cupboard, radiator, power points, tiled splashbacks to all wet areas, door leading to car port.

#### CONSERVATORY 3.6m x 3.0m (11'9" x 9'10")

Double glazed windows to rear and sides aspects, double glazed French doors leading to rear garden.

#### WC 1.9m 0.9m (6'2" 2'11")

Obscured double glazed window to front aspect, matching two piece suite comprising wash hand basin and low level WC. Radiator, extractor fan, tiled splashbacks to all wet area.

#### UTILITY ROOM 2.8m x 2.3m (9'2" x 7'6")

Accessed via car port. Obscured double glazed window to rear aspect, obscured double glazed door to rear aspect leading to rear garden. Space and power for chest freezer, space and plumbing for washing machine.

### FIRST FLOOR

#### LANDING 2.9m x 2.5m to maximum points (9'6" x 8'2" to maximum points)

An 'L-shaped' room with obscured double glazed window to side aspect, access to loft via pull down ladder, built in airing cupboard housing gas combination boiler and radiator, power point, doors to rooms.

#### BEDROOM ONE 3.2m x 3.1m (10'5" x 10'2")

Dual aspect double glazed windows to front and side aspects, range of built in wardrobes and storage cupboards, radiator, power points.

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

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

#### BEDROOM THREE 2.4m x 2.3m (7'10" x 7'6")

Double glazed window to front aspect, built in storage cupboard, radiator, power point.

#### BEDROOM FOUR 2.3m 2.2m (7'6" 7'2" )

Double glazed window to rear aspect, radiator, power point.

#### BATHROOM 2.2m 1.9m (7'2" 6'2")

Obscured double glazed window to side aspect. Matching four piece suite comprising wash hand basin with mixer tap over, low level WC, panelled corner bath with mixer tap over, walk in shower cubicle with shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly laid to blocked paving that serves as off street parking, accessed via a dropped kerb and leading to the car port.

#### CARPORT

Accessed from front of property and kitchen, providing access to utility room.

#### REAR GARDEN

Mature rear and side garden that directly backs onto a neighbouring railway line and offers a delightful selection of fruit bearing trees, shrubs and well stocked flowerbeds. The garden is mainly laid to lawn, however further benefits from a Summerhouse, feature pond, greenhouse and vegetable plot.

### TENURE

This property is freehold.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D 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 and Vodafone - all likely available (Source - Ofcom).

