

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(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		

Broadlands Avenue, Keynsham, Bristol, BS31

Approximate Area = 1503 sq ft / 139.6 sq m (excludes lean to)
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 2026. Produced for Davies & Way. REF: 1439246



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9 Broadlands Avenue, Keynsham, Bristol, BS31 2DU



£550,000

A sympathetically extended four bedroom semi detached home that is located within a popular cul de sac close to the town centre.

- Semi detached
- Lounge
- Dining room
- Kitchen/Dining room
- Garden room
- Utility room/WC
- Four bedrooms
- En suite to master
- Family bathroom
- Generous gardens



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9 Broadlands Avenue, Keynsham, Bristol, BS31 2DU

Enjoying a tucked away cul-de-sac setting, this sympathetically extended four bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to growing families, and is complemented by a generous, thoughtfully landscaped rear garden.

Internally, the ground floor is entered via a welcoming hallway which leads to a bright bow-fronted lounge and a separate dining room, ideal for both everyday living and entertaining. To the rear, a recently fitted kitchen/breakfast room enjoys pleasant views over the garden, while a separate garden room provides a versatile additional reception space with direct access outside. A useful utility room and WC complete the ground floor. Upstairs, the property offers four well-proportioned bedrooms (three doubles and a single), with the principal bedroom benefiting from a modern en suite, alongside a spacious family bathroom

Externally, the front of the property provides ample off-street parking via a hardstanding driveway. The rear garden is a standout feature - larger than typical, private and not overlooked, it features a generous lawn, well-stocked borders, mature planting, and a spacious patio seating area.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.9m x 1.7m (12'9" x 5'6")

Obscured windows to front aspect, radiator, built in storage cupboard housing gas boiler, stairs rising to first floor landing, doors leading to rooms.

DINING ROOM 3.5m x 3.1m (11'5" x 10'2")

Double glazed patio doors to rear aspect leading to garden room, radiator, power points, opening leading to lounge.

LOUNGE 4.1m x 3.4m into bow window (13'5" x 11'1" into bow window)

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

INTERNAL HALLWAY 3.8m x 1.9m (12'5" x 6'2")

Radiator, power points, doors leading to rooms.

KITCHEN/DINING ROOM 6.5m x 3.6m (21'3" x 11'9")

Dual aspect double glazed windows to front and rear aspects, double glazed door to rear aspect overlooking and providing access to rear garden. Modern fitted 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, electric double oven, integrated four ring electric hob with extractor fan over, space and plumbing for dishwasher, space and power for fridge/freezer, power points, tiled splashbacks to all wet areas. Dining area offering ample space for separate dining and seating and benefiting from a radiator and power points.

GARDEN ROOM 3m x 2.9m (9'10" x 9'6")

Double glazed patio doors to rear aspect overlooking and providing access to rear garden, double glazed velux style window to roofline, power points.

UTILITY ROOM 2.8m x 1.8m (9'2" x 5'10")

Double glazed window to rear aspect overlooking rear garden, roll top work surface with space, plumbing and power for washing machine and tumble dryer. Wall units, low level WC and wash hand basin with mixer tap over, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 4.4m x 2m (14'5" x 6'6")

to maximum points. Access to loft via hatch, obscured double glazed window to side aspect, built in storage cupboard housing hot water cylinder, radiator, power point, doors leading to rooms.

BEDROOM ONE 4.9m x 3.6m (16'0" x 11'9")

Double glazed window to front aspect, access to loft via hatch, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.8m x 1.6m (9'2" x 5'2")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, oversized walk in shower cubicle with electric over, heated towel rail, tiled splashbacks to all wet areas.

BEDROOM TWO 4.2m x 3.3m into bow window (13'9" x 10'9" into bow window)

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

BEDROOM THREE 3.8m x 3.4m (12'5" x 11'1")

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

BEDROOM FOUR 2.6m x 1.8m (8'6" x 5'10")

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

BATHROOM 4.8m x 1.7m (15'8" x 5'6")

Obscured double glazed window to rear aspect, spacious bathroom housing four piece suite comprising of pedestal wash hand basin, low level WC, bidet and roll top bath with mixer tap and shower attachment over. Radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to hardstanding that is accessed via a dropped kerb and provides off street parking, walled boundaries, gated path leading to rear garden, path leading to front door.

REAR GARDEN

Extremely spacious rear garden mainly laid to lawn with wall and fenced boundaries, wrap around patio, well stocked flower beds and several small trees, greenhouse, block built store.

TENURE

This property is freehold. There is a peppercorn ground rent payable.

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, 02 and Vodafone - all likely available (source - Ofcom).

