

Bluebell Drive, Keynsham, Bristol, BS31

Approximate Area = 822 sq ft / 76.4 sq m





GROUND FLOOR

FIRST FLOOR





www.daviesandway.com

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.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP Tel: 0117 9863681 email: keynsham@daviesandway.com

12 Bluebell Drive, Keynsham, Bristol, BS31 1FP



£300,000

A spacious two double bedroom semi detached home that's located on a popular development.

Semi detached ■ Lounge/Dining room ■ Kitchen ■ WC ■ Two double
bedrooms ■ Bathroom ■ Gardens ■ Parking





www.daviesandway.com

12 Bluebell Drive, Keynsham, Bristol, BS31 1FP

Occupying the footprint of comparable three bedroom homes, this spacious two double bedroom semi-detached property offers modern, well-presented accommodation throughout and is available to purchase outright with no onward chain.

The ground floor features a welcoming entrance hallway, a splashbacks to all wet areas. generous lounge/dining room with direct garden access, a stylish fitted kitchen with integrated appliances and walk-in pantry, plus a convenient ground floor WC. To the first floor, FRONT OF PROPERTY there are two double bedrooms — with the master offering flexibility to be separated into two rooms (subject to the necessary consents) and a modern family bathroom.

Externally, both front and rear gardens are designed for ease of maintenance, with the rear enjoying an artificial lawn, raised deck, external bar and patio area ideal for entertaining.

Further benefits include an adjoining double tandem driveway and the convenience of a complete onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.6m x 2m (11'9" x 6'6")

Power points, modern consumer unit, stairs rising to first floor landing, door leading to kitchen, opening leading to lounge/dining room.

LOUNGE/DINING ROOM 4.8m x 4.2m (15'8" x 13'9")

Dual double glazed windows to rear aspect overlooking rear garden, double glazed French doors to rear aspect overlooking and providing access to rear garden, radiators, power points, ample space for separate dining and seating

KITCHEN 3.5m x 2.8m narrowing to 2.2m (11'5" x 9'2" narrowing to 7'2")

Double glazed window to front aspect, bespoke built kitchen comprising range of soft close wall and base units with Quartz work surfaces over, inset sink with mixer tap over, range of integrated appliances including electric oven, four ring electric hob, microwave, fridge and freezer. Space and plumbing for washing machine, walk in pantry cupboard, wall mounted gas combination boiler, power points. Quartz work surfaces to all wet areas.

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

Modern matching two piece suite comprising pedestal wash hand basin and low level WC, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.1m x 1.1m (10'2" x 3'7")

Access to loft via hatch, built in storage cupboard, radiator, power points, doors leading to rooms.

BEDROOM ONE 4.9m x 2.7m (16'0" x 8'10")

to maximum points. Dual double glazed windows to front aspect, built in double wardrobe, radiators, power points.

BEDROOM TWO 4.1m x 2.8m (13'5" x 9'2")

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

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

Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with shower off mains supply over, heated towel rail, extractor fan, tiled

EXTERIOR

Low maintenance front garden mainly laid to stone chippings, path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to artificial lawn that's complimented by a raised deck and separate patio ideal for entertaining. External bar with built in storage, wall and fenced boundaries, gate leading to driveway.

DRIVEWAY

Tandem double driveway that's located at the end of the garden and accessed via a dropped kerb.

If the property is brought outright the tenure is Freehold. If a 30% share is brought, the tenure is leasehold with approximately 91 years on the term remaining. If a 30% share is brought the remaining 70% is rented from Curo for £540pcm with the option to 'staircase' to increase the owned share.

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, O2, Three and Vodafone all likely available (Source - Ofcom)



















www.daviesandway.com