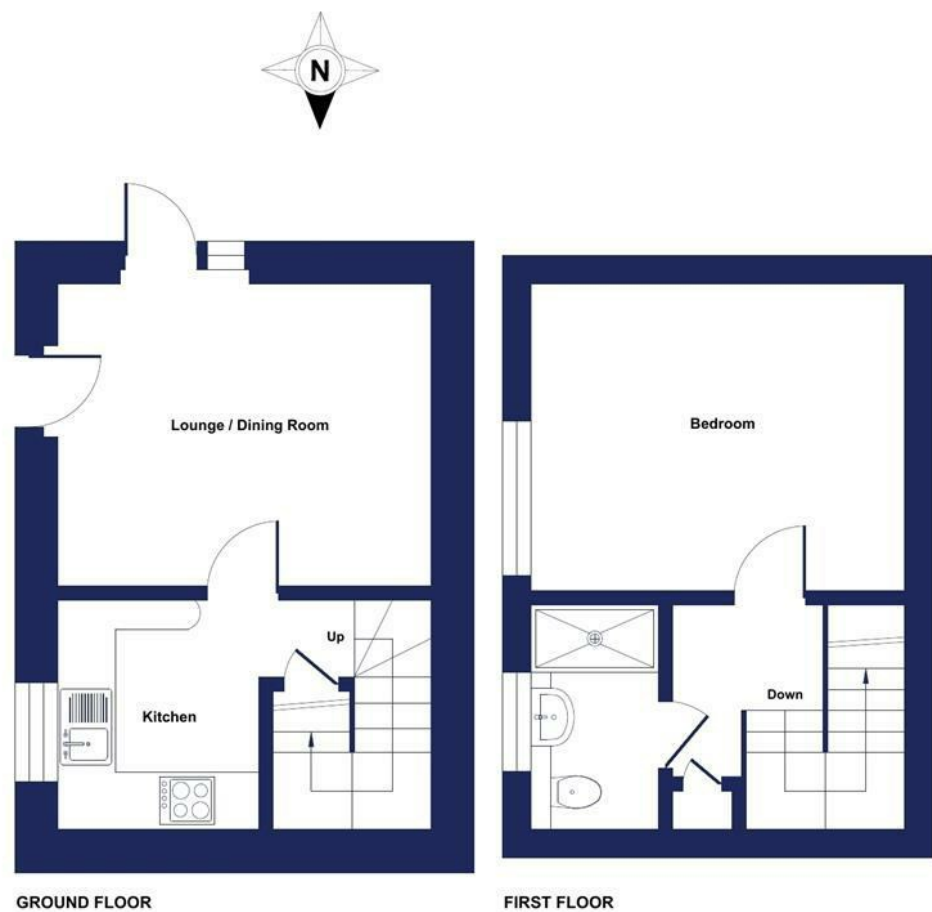


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bath Road, Keynsham, Bristol, BS31

Approximate Area = 482 sq ft / 44.7 sq m

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: 1411326



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.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

Garden Cottage 42b Bath Road, Keynsham, Bristol, BS31 1SN



£275,000

A beautifully presented, low maintenance one bedroom semi detached cottage, ideal for those downsizing and first time buyers.

- Semi detached ▪ Cottage ▪ Lounge ▪ Kitchen ▪ Utility cupboard ▪ Landing ▪ One bedroom ▪ Bathroom ▪ Courtyard garden ▪ Allocated parking space



Garden Cottage 42b Bath Road, Keynsham, Bristol, BS31 1SN

This beautifully presented one bedroom semi detached cottage forms part of an attractive period conversion on the Wellsway side of Keynsham, conveniently located within easy reach of the town centre and its amenities. Offering high quality, low maintenance accommodation, it is perfectly suited to those downsizing or first time buyers.

The property is entered into a spacious lounge/dining room with direct access to the courtyard garden, creating a light and welcoming living space. This flows through to a modern kitchen fitted with quartz work surfaces and an understairs cupboard providing plumbing for white goods. Upstairs, there is a generous double bedroom complemented by a contemporary shower room and a useful storage cupboard.

Externally, the property benefits from an allocated off street parking space and a low maintenance courtyard garden laid to decking, enclosed by fenced boundaries with gated side access.

INTERIOR

GROUND FLOOR

LOUNGE/DINING ROOM 3.9m x 3.1m (12'9" x 10'2")
Double glazed panel door providing direct access to courtyard garden and a wooden door to kitchen. Electric radiator and power points.

KITCHEN 2.3m x 2.1m (7'6" x 6'10")
Double glazed obscured window to front aspect, matching gloss wall and base units with Quartz work surfaces over, integrated electric oven and induction hob with extractor hood over. Basin with mixer tap over, access to under stair utility cupboard, spotlight lighting, electric radiator and power points.

UTILITY CUPBOARD
Understairs storage space with plumbing for washing machine and dishwasher.

FIRST FLOOR

LANDING
Wooden doors leading to first floor rooms and a storage cupboard.

BEDROOM ONE 3.9m x 3.2m (12'9" x 10'5")
Double glazed window to front aspect, electric radiator and power points.

BATHROOM 2.3m x 1.3m (7'6" x 4'3")
Double glazed obscured window to front aspect, walk in electric shower cubicle with glass shower panel, vanity unit with a wash hand basin with mixer tap over

and a low level WC with hidden cistern. Tiled walls to wet areas and tiled flooring, spotlight lighting, electric heated towel rail and shaving power points.

EXTERIOR

FRONT OF PROPERTY
Accessed via a communal car park with path leading to front door of property.

OFF STREET PARKING
Allocated parking space for one vehicle.

COURTYARD GARDEN
Laid to decking providing low maintenance courtyard with fenced boundaries and gated exterior access.

TENURE
This property is freehold. There is a service charge payable of £110 per annum.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band A 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
Purchasers are to be aware there is no gas at the property.
Local authority: Bath and North East somerset.
Services: All services connected.
Broadband speed: Superfast 73mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, and Vodafone - all likely available (Source - Ofcom).

