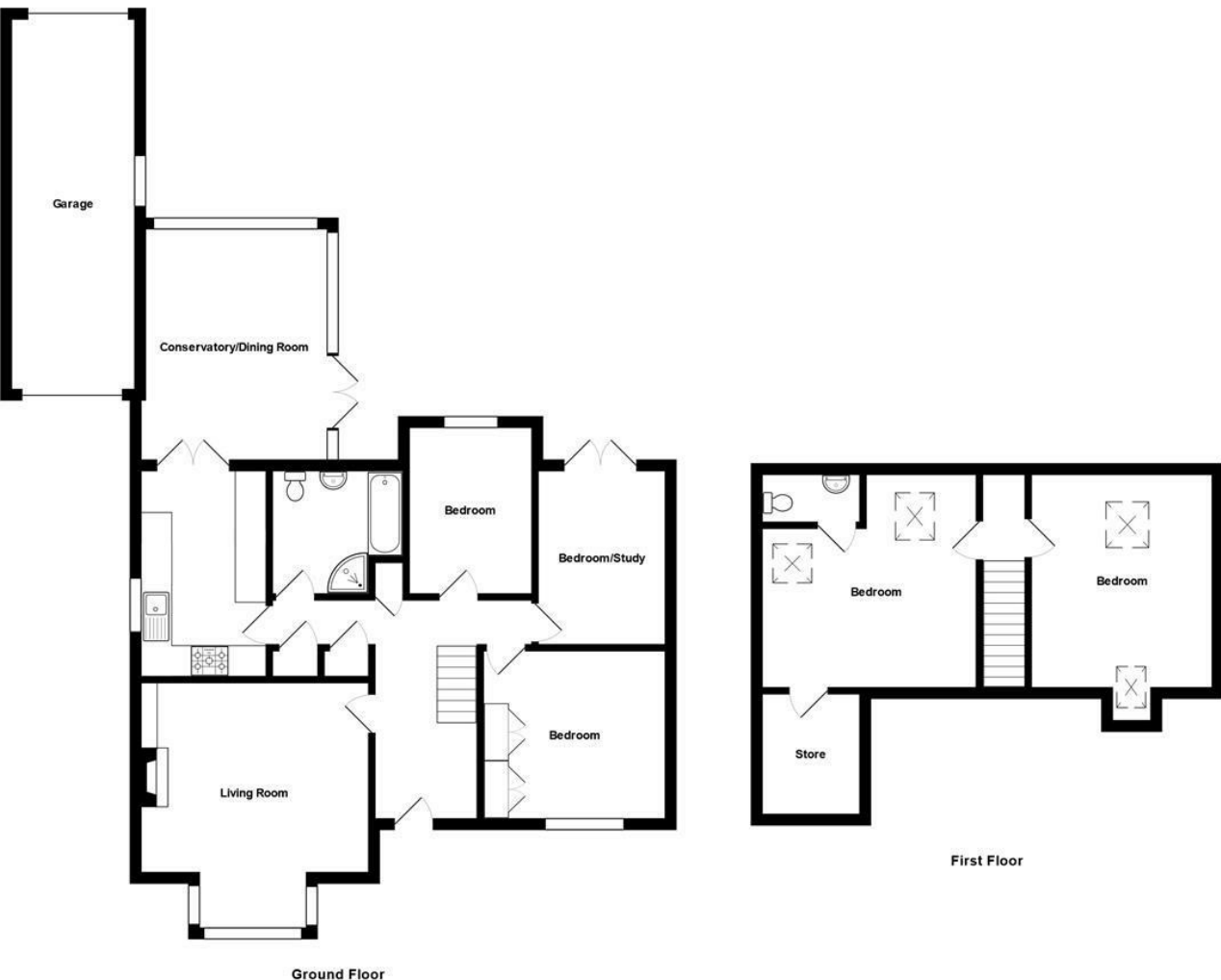


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 145.1 m² ... 1562 ft² (excluding garage)
 All measurements are approximate and for display purposes only.

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 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.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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 Tel: 0117 9863681 email: keynsham@daviesandway.com

54 St. Francis Road, Keynsham, Bristol, BS31 2DZ



Guide price £795,000

A lovingly cared for, four/five double bedroom chalet bungalow that boasts the additional benefit of a private meadow measuring approximately half an acre.

- Rare opportunity
- 2/3 acres of land
- 1/2 Reception rooms
- Kitchen
- Conservatory
- 4/5 double bedrooms
- Family bathroom
- En suite WC
- Extensive grounds
- Garage



54 St. Francis Road, Keynsham, Bristol, BS31 2DZ

The rare opportunity to acquire a lovingly cared for, four/five bedroom, one/two reception room adjoined chalet bungalow that's situated on the edge of town and sits in extensive grounds of approximately 2/3 acres and enjoys breathtaking views of rolling countryside.

Internally the home is arranged over two floors with the majority of the accommodation situated on the ground floor, this comprises; a welcoming entrance hallway, bay fronted lounge with feature wood burning stove, second reception room/third bedroom with French doors that directly access the rear garden, two double bedrooms and a luxury double galley kitchen. The ground floor further boasts a delightful conservatory (benefiting from air conditioning) and a four piece suite family bathroom. To the first floor two good sized double bedrooms are found (one benefiting from en suite WC).

What sets this property apart from other excellently cared for homes is the positioning on the edge of town and the adjoining grounds. The front of the property is mainly laid to stone chippings that provides off street parking for several vehicles and accesses the double tandem garage. To the rear, the home directly leads to a formal garden with good sized patio, well stocked flower beds, raised borders and a level lawn. At the end of the formal gardens an adjoining meadow is found which is an extremely rare find and offers beautiful vistas across the surrounding countryside. This beautifully kept meadow is mainly laid to lawn and benefits from a selection of mature and fruit trees, shrub boundaries, a timber summerhouse and raised seating area.

INTERIOR

ENTRANCE HALLWAY 4.2m x 2.1m (13'9" x 6'10")

Radiator, power points, built in storage cupboards, stairs rising to first floor landing, doors to rooms.

RECEPTION ONE 5.1m x 4.2m into bay window (16'8" x 13'9" into bay window)

Double glazed bay window with inset shutters, double glazed window to side aspect, feature wood burning stove with brick surround, radiator, power points.

RECEPTION TWO/ BEDROOM THREE 3.6m x 2.7m (11'9" x 8'10")

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

KITCHEN 4.2m x 2.5m (13'9" x 8'2")

Double glazed window to side aspect, high quality kitchen comprising range of matching wall and base units with granite work surfaces, inset Belfast sink with mixer tap over, space and gas supply for 'Range' style oven with oversized extractor fan over, space and plumbing for American style fridge/freezer, washing machine and dishwasher. Power points, granite splashbacks to all wet areas, door leading to conservatory.

CONSERVATORY 4.5m x 3.8m (14'9" x 12'5")

Double glazed windows to rear and side aspects, double glazed French doors to side aspect leading to rear garden. Benefiting from radiators, power points and air conditioning.

BEDROOM ONE 3.8m x 3.5m (12'5" x 11'5")

Double glazed window to front aspect with inset window shutters, built in wardrobes, radiator, power points.

BEDROOM TWO 3.3m x 2.5m (10'9" x 8'2")

Double glazed window to rear aspect, radiator, power points

BATHROOM 2.6m x 2.5m (8'6" x 8'2")

Obscured double glazed window to rear aspect, matching four piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled spa bath with centrally located mixer tap and shower attachment over, walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 2.2m x 0.9m (7'2" x 2'11")

(please note restricted head height to certain aspects). Door to eaves storage. Doors to rooms.

BEDROOM FOUR 4.6m x 4.3m (15'1" x 14'1")

(please note restricted head height to certain aspects). Double glazed 'Velux' style windows to rear and side aspects, storage to eaves, walk in wardrobe, radiator, power points. Door to en suite WC.

EN SUITE WC 2m x 1.3m (6'6" x 4'3")

(please note restricted head height to certain aspects). Matching two piece suite comprising wash hand basin with mixer tap over, low level WC, radiator, extractor fan, tiled splashbacks to all wet areas.

BEDROOM FIVE 4.3m x 3.6m (14'1" x 11'9")

(please note restricted head height to certain aspects). Double glazed 'Velux' style windows to front and rear aspects, radiator, power points, air conditioning, storage to eaves.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to stone chippings that is accessed via a dropped kerb providing ample parking, shrub boundaries, well stocked flower beds with range of shrubs and trees, access to garage, path to front door.

REAR GARDEN

An extremely spacious outside space equating to approximately half an acre and consisting of a formal garden which is directly accessed from the home, laid to a level lawn and benefitting from wall and fenced boundaries, a patio, well stocked flower beds and external lighting. Towards the rear of the formal garden a landscaped private meadow is found which is mainly laid to lawn with a selection of trees and fenced and shrub boundaries. Boasting breathtaking views of surrounding countryside, an elevated stone chipping seating area, summerhouse with a veranda, a timber workshop and timber shed.

GARAGE 7.5m x 2.6m (24'7" x 8'6")

Tandem garage with up and over doors to front and rear, double glazed window to side aspect. Benefiting from shelving, power and lighting

