

1 High Street, Keynsham, Bristol, BS31 1DP  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Wellsway, Keynsham, Bristol, BS31

Approximate Area = 962 sq ft / 89.3 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1409702



127 Wellsway, Keynsham, Bristol, BS31 1JA



Guide Price £535,000

A spacious and beautifully presented three bedroom home boasting a generous rear garden, located on the sought after 'Wellsway'.

- Semi detached ▪ Driveway ▪ Lounge ▪ Entrance hallway ▪ Kitchen/Diner ▪ Utility ▪ Downstairs wc ▪ Three bedrooms ▪ Family bathroom ▪ Generous rear garden



# 127 Wellsway, Keynsham, Bristol, BS31 1JA

Situated on the highly sought after Wellsway, within easy reach of Keynsham's local amenities and several well regarded schools, this beautifully presented three bedroom semi-detached house has been thoughtfully modernised by the current owners to create an exceptional family home.

The ground floor is accessed via an entrance vestibule leading into a welcoming hallway. From here, you'll find a bay fronted living room that opens into a stylish open plan kitchen/dining room, complete with integrated appliances and bi-fold doors opening onto the rear garden. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the property offers three well proportioned bedrooms, all served by a contemporary family bathroom.

Externally, the home boasts a generous rear garden, mainly laid to lawn with mature shrubs and a recently installed patio area ideal for outdoor dining. To the front, a hardstanding driveway provides off street parking for multiple vehicles.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE VESTIBULE 1.7m x 0.6m (5'6" x 1'11" )

Original wooden door with stain glass glazing to entrance hallway.

#### ENTRANCE HALLWAY 3.8m x 1.7m (12'5" x 5'6" )

Doors to ground floor rooms and staircase to first floor with storage cupboard underneath. Cupboard housing fuse box, radiator and power points.

#### LOUNGE 3.68m x 3.68m (12'1" x 12'1" )

(Excluding bay) Double glazed bay window to front aspect and an opening to dining room. Stone fireplace surround feature, with fitted alcove storage cupboards and shelving either side. Radiator and power points.

#### KITCHEN/DINING ROOM 5.5m x 3.5m (18'0" x 11'5" )

Double glazed bi-folding doors to rear garden and door to lobby. Wall and base units with work surfaces over and tiled splashbacks to areas, porcelain sink and drainer with mixer tap over, integrated appliances including dishwasher, fridge freezer, double oven and an induction hob with extractor hood over. Alcove storage and shelving in dining area, radiator and power points.

#### LOBBY/UTILITY 2.59m x 1.09m (8'6" x 3'7" )

Double glazed window to rear aspect, door to rear garden and a door to utility cupboard with plumbing and space for washing machine and housing Vaillant combination boiler.

#### CLOAKROOM 1.6m x 0.7m (5'2" x 2'3" )

Double glazed obscured window to side aspect, vanity wash hand basin unit with waterfall tap over, and a tiled splashback. low level WC with fitted bespoke shelving surrounding. Extractor fan activated with lighting and a radiator.

### FIRST FLOOR

#### LANDING 2.3m x 2m (7'6" x 6'6" )

Double glazed window to side aspect, doors to first floor rooms and access to loft via hatch.

#### BEDROOM ONE 3.6m x 3.5m (11'9" x 11'5" )

(Excluding bay) Double glazed bay window to front aspect, feature wall panelling, radiator and power points.

#### BEDROOM TWO 3.5m x 3.5m (11'5" x 11'5" )

Double glazed window to rear aspect, feature wall panelling, radiator and power points.

#### BEDROOM THREE 2.4m x 2m (7'10" x 6'6" )

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

#### BATHROOM 2.7m x 2m (8'10" x 6'6" )

Double glazed obscured window to rear aspect, panelled bath with waterfall tap over, shower attachment and a glass shower panel. Vanity wash hand basin unit with waterfall tap over, low level WC. Tiled walls to wet areas, extractor fan activated with lighting and a radiator.

## EXTERIOR

### FRONT OF PROPERTY

Mainly laid to hardstanding driveway for ample vehicles accessed via a dropped kerb and hedge to boundary.

### REAR GARDEN

Landscaped with levels of lawn, raised flower beds and a patio areas for outdoor dining. A vast array of well established shrubbery and trees, timber storage shed.

## TENURE

This property is freehold

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is D. 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).

