

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Constable Close, Keynsham, Bristol, BS31

Approximate Area = 784 sq ft / 72.8 sq m  
Garage = 143 sq ft / 13.2 sq m  
Total = 927 sq ft / 86 sq m  
For identification only - Not to scale



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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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18 Constable Close, Keynsham, Bristol, BS31 2UN



£350,000

A well presented three bedroom terraced home tucked away in a quiet cul-de-sac on the Wellsway side of Keynsham.

- Terraced home
- Entrance hallway
- Reception room
- Kitchen/dining room
- Cloakroom
- Three bedrooms
- Bathroom
- Off street parking
- Garage
- Rear garden





18 Constable Close, Keynsham, Bristol, BS31 2UN

Tucked away in a quiet cul-de-sac on the Wellsway side of Keynsham, this attractive terraced home enjoys a convenient location within easy walking distance of Keynsham High Street, the railway station, and the open green spaces of Memorial Park.

The accommodation is well arranged, beginning with an entrance hallway that leads into a sizeable reception room. From here, a modern kitchen/dining room opens directly onto the rear garden through sliding patio doors, creating a bright and sociable space. A useful cloakroom completes the ground floor. Upstairs, there are two generous double bedrooms, a comfortable single bedroom and a contemporary family bathroom.

Additional highlights include a charming enclosed rear garden and the benefit of two off street parking spaces, one directly in front of the home and another positioned before the garage.

INTERIOR

GROUND FLOOR

**ENTRANCE HALLWAY 1.8m x 0.9m (5'10" x 2'11")**  
Doors leading to reception room and to cloakroom, engineered wooden flooring, radiator and power points.

**RECEPTION ROOM 5.1m x 4.6m (16'8" x 15'1" )**  
Double glazed window to front aspect, door leading to kitchen/dining room and staircase to first floor with storage below. Engineered wooden flooring, radiator and power points.

**KITCHEN/DINING ROOM 4.6m x 2.6m (15'1" x 8'6" )**  
Double glazed window and sliding door to rear garden. Matching wooden wall, base units and breakfast bar with work surfaces over, integrated oven and gas hob with stainless steel extractor hood over, space for fridge / freezer and plumbing for washing machine. Tiled splashbacks to kitchen units, one and a quarter basin with mixer tap over, wall mounted Worcester boiler, engineered wooden flooring, radiator and power points.

**CLOAKROOM 1.9m x 0.8m (6'2" x 2'7" )**  
Double glazed obscured window to front aspect, wash hand basin with cupboard below and waterfall tap over with tiled splashback, low level WC, tiled flooring and a heated towel rail.

FIRST FLOOR

**LANDING**  
Doors to access all first floor rooms and storage cupboard. Access to loft via a hatch, power points.

**BEDROOM ONE 4.1m x 2.6m (13'5" x 8'6" )**  
Double glazed window to front aspect, radiator and power points.

**BEDROOM TWO 3.7m x 4.5m (12'1" x 14'9" )**  
Double glazed window to rear aspect, radiator and power points.

**BEDROOM THREE 2.7m x 1.9m (8'10" x 6'2")**  
Double glazed window to rear aspect, radiator and power points.

**BATHROOM**  
Double glazed obscured window to front aspect, panelled bath with taps and shower with rainfall attachment over with a glass shower panel. Wash hand basin with storage cupboard below and waterfall tap over, mirrored touch screen light up cupboard and a low level WC. Fully tiled walls, flooring and a heated towel rail.

EXTERIOR

**FRONT OF PROPERTY**  
Laid to hardstanding driveway for one vehicle in front of property.

**REAR GARDEN**  
Landscaped with areas of laid to block paving, decorative chipping and decorative bark. Mainly fenced boundaries with gated rear access.

**GARAGE**  
In nearby block with a parking space for one vehicle in front.

**TENURE**  
This property is freehold.

**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.

**ADDITIONIAL 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).

