


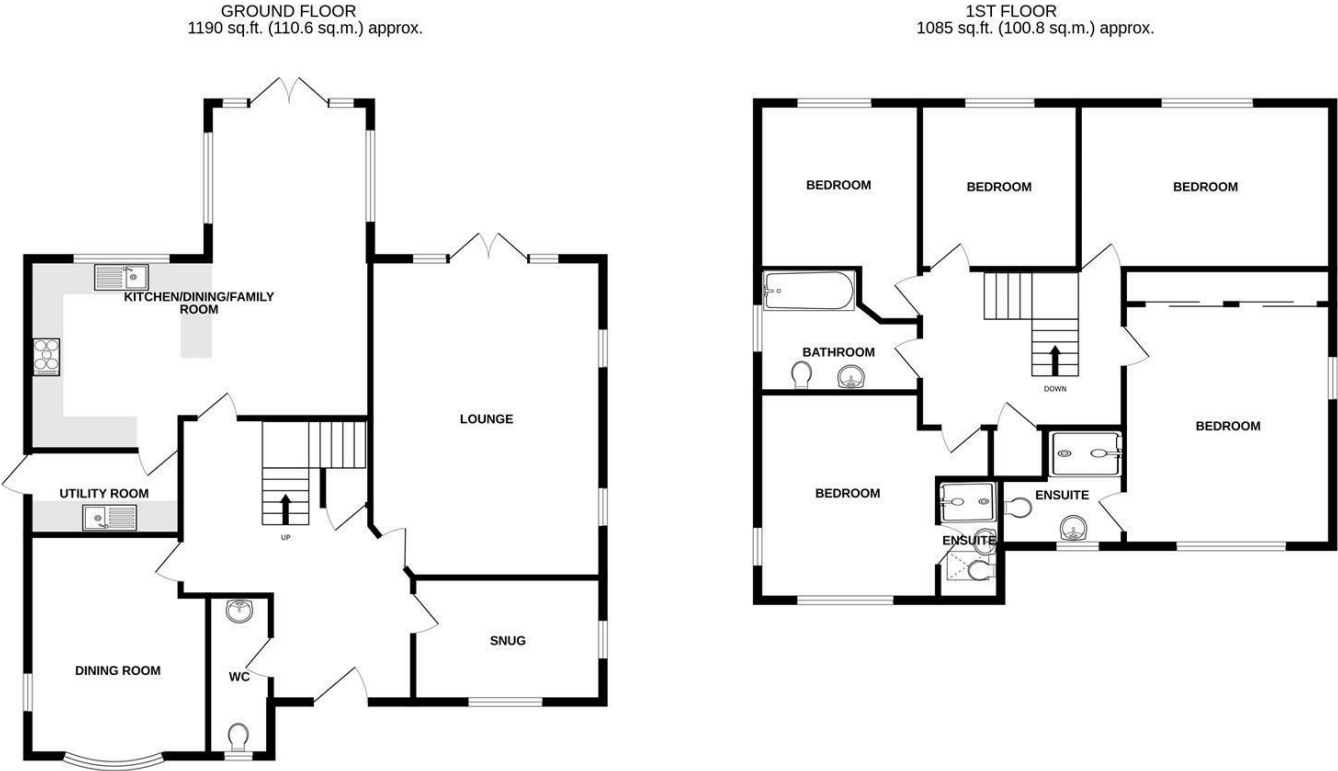
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	86	91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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21 Augustus Avenue, Keynsham, Bristol, BS31 2FH



TOTAL FLOOR AREA : 2276 sq.ft. (211.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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£900,000

A handsome five bedroom detached home located within a highly sought after development.

- Detached ▪ Three Reception rooms ▪ 'L' shaped Kitchen/Dining/Family room ▪ Utility room ▪ Five double bedrooms ▪ Two en suites ▪ Family Bathroom ▪ Off street parking ▪ Double garage ▪ Generous gardens

www.daviesandway.com  
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
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# 21 Augustus Avenue, Keynsham, Bristol, BS31 2FH

\*\*\* SOLD DURING OUR LOW-KEY MARKETING PERIOD \*\*\* A BUYER WAS SECURED AND A SALE AGREED ON THIS HOME WITHOUT FORMAL MARKETING. IF YOU'RE CONSIDERING SELLING AND WOULD LIKE TO LEARN HOW OUR BESPOKE MARKETING APPROACH COULD HELP, PLEASE CONTACT US.

The first of "The Rushton" style home to be resold on Taylor Wimpey's sought after Somerdale development, this outstanding home offers over 2200 sq ft of high quality accommodation and sits within generous grounds, making it an ideal purchase for those upsizing who are looking for a high quality home in a convenient setting.

Internally the ground floor comprises of a generous Reception hallway which leads to three individual Reception rooms, a delightful kitchen/dining/family room that hosts a fully fitted kitchen with range of AEG appliances and granite work surfaces. The ground floor further benefits from a useful utility room and a separate cloakroom. To the first floor the home boasts a bright and airy galleried landing that accesses five double bedrooms (two offering en suite shower rooms) and a luxury family bathroom.

Externally the home sits within a generous corner plot and to the front benefits from a low maintenance garden and spacious driveway accessed via a dropped kerb. To the rear a delightful wrap around garden is found that offers a level lawn, a generous patio ideal for entertaining, a covered pergola seating area, a secluded side garden well suited to housing the hot tub, several small trees, vegetable plot and well stocked flower beds. The home further benefits from a detached double garage and the remainder of an NHBC guarantee.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 5.4m x 4.1m (17'8" x 13'5" )

to maximum points. Built in storage cupboard, radiator, power points, staircase leading to galleried landing, doors leading to rooms.

#### RECEPTION ONE 6.1m x 4.4m (20'0" x 14'5" )

Dual aspect double glazed windows to rear and side aspects overlooking rear garden, double glazed French doors to rear aspect providing access to rear garden, radiators, power points.

#### RECEPTION TWO 4.1m x 3.4m (13'5" x 11'1" )

Dual aspect double glazed windows to front and side aspects with inset wood shutters, radiator, power points.

#### RECEPTION THREE 3.5m x 2.5m (11'5" x 8'2" )

Dual aspect double glazed windows to front and side aspects with inset wood shutters, radiator, power points.

#### 'L' SHAPED KITCHEN/DINING/FAMILY ROOM 6.3m x 6.1m (20'8" x 20'0")

to maximum points. Triple aspect double glazed windows to rear and side aspects overlooking rear garden, double glazed French doors to rear aspect providing access to rear garden. High quality kitchen comprising range of soft close wall and base units with granite work surfaces over, bowl and a quarter inset sink with mixer tap over, range of AEG appliances including double electric oven, five ring gas hob and stainless steel extractor fan over, integrated fridge, freezer and dishwasher, inset breakfast bar, power points, granite splashbacks to all wet areas. Dining and family area offering ample space for family sized dining table with separate seating area and benefiting from radiators and power points. Door leading to utility room.

#### UTILITY ROOM 2.9m x 1.6m (9'6" x 5'2" )

Double glazed door to side aspect leading to rear garden, soft close base units with granite work surface over, inset bowl and a quarter sink with mixer tap over, integrated washing machine and space and plumbing for tumble dryer, radiator, power points, granite splashbacks to all wet areas.

#### CLOAKROOM 3.1m x 1.2m (10'2" x 3'11" )

Obscured double glazed window to front aspect, modern matching two piece suite comprising wash hand basin with mixer tap over and low level WC, radiator, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### GALLERIED LANDING 4.2m x 2.9m (13'9" x 9'6")

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

#### BEDROOM ONE 5.2m x 3.4m (17'0" x 11'1" )

Dual aspect double glazed windows to front and side aspects with inset wood shutters, built in wardrobe, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.3m x 1.8m (7'6" x 5'10" )

Modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM TWO 4.3m x 3.5m (14'1" x 11'5" )

Dual aspect double glazed windows to front and side aspects with inset wood shutters, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 2.6m x 1.4m (8'6" x 4'7" )

Double glazed velux window to roofline, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM THREE 4.4m x 3.2m (14'5" x 10'5" )

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

#### BEDROOM FOUR 3.2m x 3.2m (10'5" x 10'5" )

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

#### BEDROOM FIVE 3.3m x 2.9m (10'9" x 9'6" )

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

#### FAMILY BATHROOM 2.9m x 3.2m (9'6" x 10'5" )

to maximum points. Obscured double glazed window to side aspect, contemporary three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with shrub boundaries, well stocked flower beds, garden path leading to front door.

### REAR GARDEN

Generous wrap around rear garden, mainly laid to a level lawn enclosed by fenced boundaries offering a generous primary patio ideal for entertaining and secondary patio with pergola over,. The garden further benefits from a secluded side patio ideal for housing a hot tub, several small trees, well stocked flower beds and a vegetable plot.

#### DOUBLE GARAGE 6.2m x 6.2m (20'4" x 20'4" )

Accessed via dual up and over doors benefitting from power, lighting, storage to eaves and a double glazed pedestrian door to the rear garden.

### TENURE

This property is freehold. Annual estate charge of £223.73 per annum is payable.

### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band F according to [www.gov.uk](http://www.gov.uk) website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas |

Bath and North East Somerset Council ([bathnes.gov.uk](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

