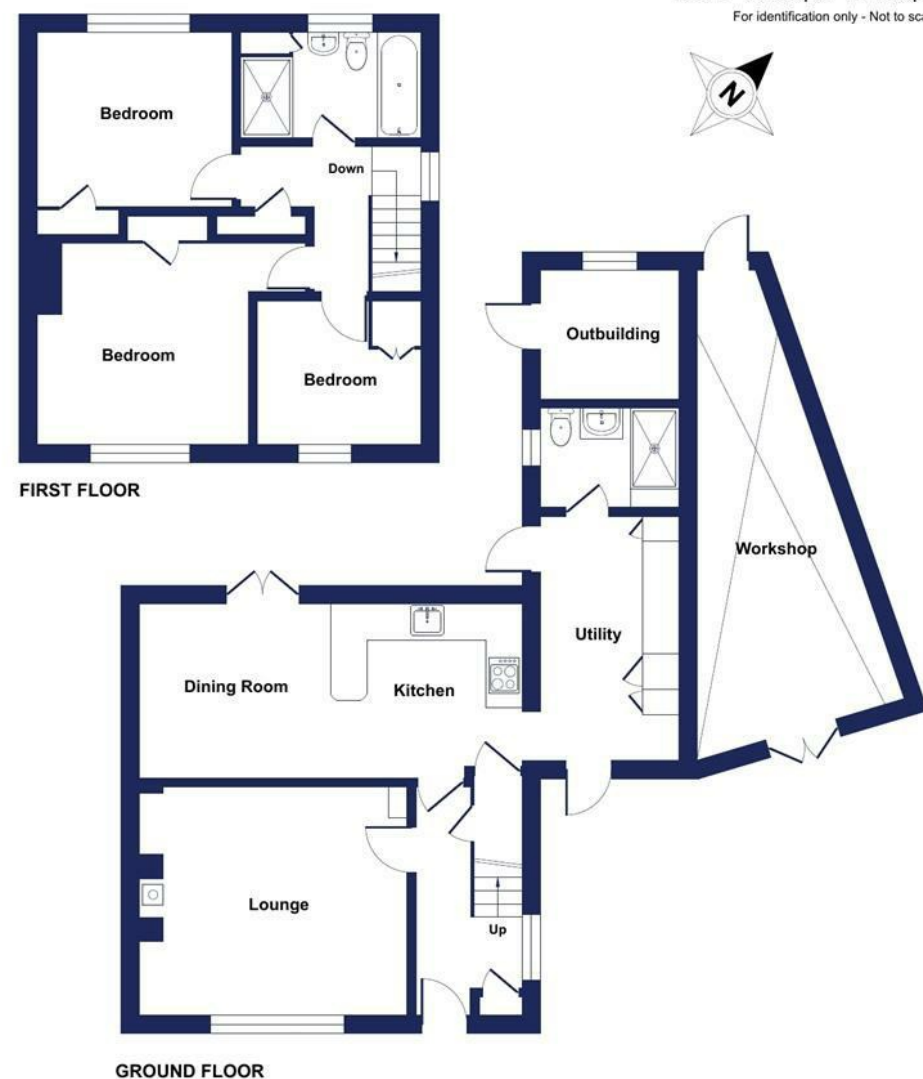


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 62                      | 74        |
| (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 |           |

## St. Annes Avenue, Keynsham, Bristol, BS31

Approximate Area = 1070 sq ft / 99.4 sq m  
 Outbuilding = 56 sq ft / 5.2 sq m  
 Workshop = 184 sq ft / 17 sq m  
 Total = 1310 sq ft / 121.6 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: 1401306



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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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40 St. Annes Avenue, Keynsham, Bristol, BS31 2EH



£400,000

A beautifully presented three bedroom, semi detached home occupying a corner plot benefiting from outside storage.

- Semi detached
- Lounge
- Kitchen/diner
- Utility room
- Shower room
- Three bedrooms
- Bathroom
- Driveway
- Rear garden
- Outside storage





40 St. Annes Avenue, Keynsham, Bristol, BS31 2EH

Occupying a desirable corner plot, this beautifully presented three bedroom semi detached home offers an ideal purchase for couples and families alike.

The property is entered via a welcoming entrance hallway leading to a comfortable lounge featuring a charming wood burning stove, and a modern kitchen diner with French doors opening onto the rear garden. The ground floor is completed by a spacious and practical utility room along with a contemporary shower room. To the first floor are three well proportioned bedrooms, all benefitting from fitted storage, and a four piece suite family bathroom.

Externally, the front of the property is laid with decorative chippings providing off street parking, accessed via a dropped kerb. The rear garden is mainly laid to lawn and features a decked area ideal for outdoor dining. Additional benefits include an outside store and a workshop.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.7m x 1.9m (12'1" x 6'2")

Double glazed window to side aspect, doors leading to ground floor rooms and staircase to first floor with storage cupboard below. Cupboard housing fuse board and meters, radiator and power points.

LOUNGE 4.3m x 3.7m (14'1" x 12'1")

Double glazed window to front aspect, wood burning stove with wooden plinth feature above, radiator and power points.

KITCHEN/DINING ROOM 6.3m x 2.8m (20'8" x 9'2")

Double glazed window and French doors to rear garden. Access to utility and to understairs storage cupboard. Matching gloss base units with wooden work surfaces over and tiled splashbacks to areas. Belfast sink with mixer tap over, space for oven with extractor hood over. Spotlight lighting, radiator and power points.

UTILITY 4m x 2.2m (13'1" x 7'2")

Double glazed obscured door to front of property and to rear garden. Access to shower room, matching gloss tall units, wooden work surfaces with spaces and plumbing below for white goods, radiator and power points.

SHOWER ROOM 2.3m x 1.6m (7'6" x 5'2" )

Double glazed obscured window, walk in shower cubicle running from electrics with sliding panel door, pedestal basin with waterfall tap over and a low level wc. Tiled splashbacks to wet areas, bespoke fitted storage cupboard and shelving and a radiator.

FIRST FLOOR

LANDING

Double glazed window to side aspect, doors leading to first floor rooms, storage cupboard and access to loft via a hatch. Power points.

BEDROOM ONE 4m x 3.3m (13'1" x 10'9")

Double glazed window to front aspect, built in wardrobe cupboard, radiator and power points.

BEDROOM TWO 3.2m x 2.7m (10'5" x 8'10")

Double glazed window to rear aspect, built in wardrobe cupboard, radiator and power points.

BEDROOM THREE 2.8m x 2.4m (9'2" x 7'10")

Double glazed window to front aspect, cupboard over the bulkhead of stairs, radiator and power points.

BATHROOM 3m x 1.7m (9'10" x 5'6")

Double glazed obscured window to rear aspect, panelled bath with mixer waterfall tap with shower head attachment over, walk in shower cubicle with sliding door, pedestal wash hand basin with waterfall tap over and a low level wc. Tiled splashbacks to wet areas, bespoke fitted storage cupboard, spotlight lighting and heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to decorative chippings providing driveway accessed via dropped kerb, concrete path to front door and a second entrance door through utility room.

REAR GARDEN

Mainly laid to lawn with decking for outdoor dining and fenced boundaries. Access to outbuilding and workshop. Outdoor tap.

OUTBUILDING 2.4m x 2m (7'10" x 6'6" )

Double glazed obscured window and door, lighting and power points.

WORKSHOP 7.6m x 3.4m (24'11" x 11'1" )

To maximum points. Timber built covered workshop with double doors to front of property and a single door to rear garden. Lighting and power points.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B 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

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside O2, EE and Vodafone - all likely available (Source - Ofcom).

