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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	

## Woodpecker Close, Keynsham, Bristol, BS31

Approximate Area = 886 sq ft / 82.3 sq m  
Garage = 140 sq ft / 13 sq m  
Total = 1026 sq ft / 95.3 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 2025. Produced for Davies & Way. REF: 1365502



## 28 Woodpecker Close, Keynsham, Bristol, BS31 2FU



£350,000

A three bedroom semi detached home situated in a modern development and benefiting from a garage and driveway adjacent to the property.

- Semi detached
- Living room
- Kitchen/breakfast room
- Conservatory
- Cloakroom
- Three bedrooms
- Ensuite
- Family bathroom
- Rear garden
- Garage



## 28 Woodpecker Close, Keynsham, Bristol, BS31 2FU

Situated within a popular and modern development in Keynsham, this three bedroom semi detached home provides spacious accommodation, ideal for both couples and families.

The ground floor features an entrance hallway, a generous living room with French doors opening into a conservatory that offers direct access to the rear garden, a modern kitchen fitted with integrated appliances, and a convenient cloakroom. Upstairs, there are three well proportioned bedrooms (the main bedroom enjoying an en suite and fitted wardrobes) along with a family bathroom.

Additional advantages include a driveway and garage positioned alongside the property, as well as a landscaped rear garden designed for low maintenance, featuring an artificial lawn and a choice of decking or patio areas perfect for outdoor dining.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 3.9m x 1m (12'9" x 3'3" )

Doors to ground floor rooms and staircase to first floor, radiator and power points.

##### LIVING ROOM 4.5m x 4.4m (14'9" x 14'5" )

Double glazed windows and French doors to conservatory, storage cupboard, tiled flooring, radiator and power points.

##### CONSERVATORY 3.4m x 1.6m (11'1" x 5'2" )

Double glazed windows and French doors to rear garden, power points.

##### KITCHEN 3.6m x 2.4m (11'9" x 7'10" )

Double glazed window to front aspect, matching gloss wall and base units with integrated dishwasher, washing machine, fridge freezer, oven and gas hob with splashback to area and extractor hood over. Basin and drainer with mixer tap, radiator and power points.

##### CLOAKROOM 1.5m x 0.9m (4'11" x 2'11" )

Double glazed obscured window to front aspect, corner wash hand basin with tiled splashback, low level WC, radiator.

#### FIRST FLOOR

##### LANDING

Doors to first floor rooms, storage cupboard, access to loft via hatch, radiator and power points.

##### BEDROOM ONE 3.6m x 2.5m (11'9" x 8'2" )

Double glazed window to rear aspect, door to ensuite, fitted wardrobe, radiator and power points.

##### EN SUITE 2.5m x 1.3m (8'2" x 4'3" )

Walk in electrical shower cubicle, pedestal wash hand basin with mixer tap over and a low level WC. Tiled splashbacks to wet areas. Radiator and shaving power points.

##### BEDROOM TWO 3m x 2.5m (9'10" x 8'2" )

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

##### BEDROOM THREE 2.6m x 1.9m (8'6" x 6'2" )

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

##### BATHROOM 2.4m x 1.8m (7'10" x 5'10" )

Double glazed obscured window to front aspect, panelled bath with taps over, pedestal wash hand basin with mixer tap over and a low level WC. Tiled splashbacks to wet areas, cupboard with mirrored doors, radiator.

### EXTERIOR

#### FRONT OF PROPERTY

Steps to front door, driveway for two vehicles adjacent to property and providing access to garage.

#### REAR GARDEN

Mainly artificial lawn with choice of patio and decking for outdoor seating. Mainly fenced boundaries and gated side access.

##### GARAGE 5.8m x 3.1m (19'0" x 10'2" )

Up and over garage door, lighting and power points.

### TENURE

This property is freehold. There is an estate charge of £171.62 per annum.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C according to [www.gov.uk](http://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 EE, O2, Three and Vodafone - all likely available (Source - Ofco)

