

# Evenlode Way, Keynsham, Bristol, BS31



**GROUND FLOOR** 





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14 Evenlode Way, Keynsham, Bristol, BS31 1RT



# £525,000

A spacious three bedroom detached bungalow that's located in a quiet residential setting and marketed with no onward chain.

■ Bungalow ■ Detached ■ Lounge/Dining room ■ Kitchen ■ Utility room ■ Three bedrooms ■ Shower room ■ Garage ■ Gardens ■ No onward chain





# 14 Evenlode Way, Keynsham, Bristol, BS31 1RT

Located within a quiet and popular residential setting on BEDROOM TWO 2.9m x 2.9 (9'6" x 9'6") the Wellsway side of town, this three bedroom detached bungalow offers versatile and spacious accommodation, ideally suited to those looking to downsize.

Arranged entirely over one level, the property provides step free access throughout, making it a perfect choice for those with additional mobility needs or planning for the future. The accommodation comprises a spacious 'L'-shaped hallway with built-in airing cupboard, a generous dual-aspect lounge/dining room with views over the delightful rear garden and an air-conditioning unit, together with a double galley-style kitchen and adjoining utility room. Three well proportioned bedrooms are served by a modern, neutral shower EXTERIOR

Externally, both the front and rear gardens have been landscaped with ease of maintenance in mind. The front offers a level lawn and driveway providing off-street parking and access to the adjoining single garage, while the rear enjoys a sunny westerly aspect, laid mainly to lawn with a high degree of privacy. The property is offered to the market with no onward chain.

# **INTERIOR**

# **GROUND FLOOR**

# ENTRANCE HALLWAY 4.2m x 3.8m (13'9" x 12'5")

to maximum points. An 'L' shaped room with access to loft via hatch, built in storage cupboard with radiator, power and lighting. power points, doors leading to rooms.

# LOUNGE/DINING ROOM 6.9m x 5.2m (22'7" x 17'0")

to maximum points. An 'L' shaped room benefitting from dual aspect double glazed windows to side and rear aspects that overlook the rear garden, double glazed door to rear aspect providing access to rear garden, air conditioning unit, radiators, power points.

# KITCHEN 3.4m x 2.6m (11'1" x 8'6")

Double glazed window to side aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated electric oven with four ring electric hob and extractor fan over, wall mounted gas combination boiler, radiator, power points, tiled splashbacks to all wet areas, door leading to utility room.

### UTILITY ROOM 3.6m x 1.7m (11'9" x 5'6")

Obscured double glazed door to front aspect, an obscured double glazed door to rear aspect leading to rear garden, range of matching wall and base units with roll top work surfaces, space and plumbing for washing machine and dishwasher, power points, splashbacks to all wet areas.

# BEDROOM ONE 4.2m x 3.8m (13'9" x 12'5")

to maximum points. Double glazed window to front aspect, an array of built in storage cupboards and wardrobes, radiator, power points.

Double glazed window to side aspect, built in wardrobe, radiator, power points.

# BEDROOM THREE 2.9m x 2.8m (9'6" x 9'2")

Double glazed window to front aspect, radiator, power

# SHOWER ROOM 1.9m x 1.8m (6'2" x 5'10")

Obscured double glazed window to side aspect, matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and walk in shower cubicle with shower off mains supply over, radiator, tiled splashbacks to all wet areas.

# **FRONT OF PROPERTY**

Low maintenance front garden mainly laid to lawn, walled boundaries, well stocked flower beds, driveway that's accessed via dropped kerb and leading to garage.

# **REAR GARDEN**

Enclosed rear garden mainly laid to lawn with well stocked flower beds, gated access to front of property, greenhouse, timber shed, pedestrian access leading to garage.

# **GARAGE**

Single garage accessed via up and over door with pedestrian door leading to rear garden, benefitting from

# **TENURE**

This property is freehold.

### **COUNCIL TAX**

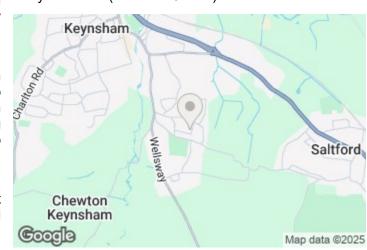
Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website.

# **ADDITIONAL INFORMATION**

Local authority: Bath and North East Somerset Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source -

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



















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