

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

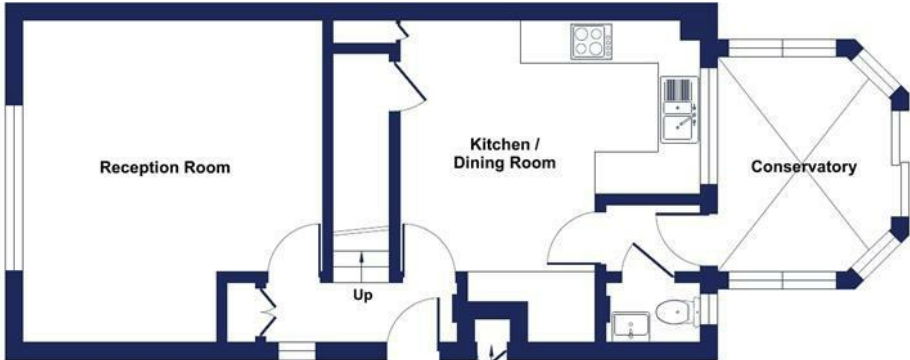
Deveron Grove, Keynsham, Bristol, BS31

Approximate Area = 1022 sq ft / 94.9 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Store

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: 1348429



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

8 Deveron Grove, Keynsham, Bristol, BS31 1UJ



£310,000

A three bedroom end of terraced home with the opportunity for buyers to add their own stamp to.

- End of terrace
- Entrance hallway
- Reception room
- Kitchen/breakfast room
- Downstairs WC
- Conservatory
- Landing
- Three bedrooms
- Family bathroom
- Front and rear gardens





## 8 Deveron Grove, Keynsham, Bristol, BS31 1UJ

A well proportioned three bedroom end of terrace home, ideally situated on the sought after Wellsway side of Keynsham, offering buyers an excellent opportunity to add their own stamp to.

Upon entering, you are welcomed by an entrance hallway leading to spacious ground floor accommodation, comprising a generous reception room, a kitchen/diner, a bright conservatory, and a convenient WC. Upstairs, the property boasts three well sized bedrooms, all served by a family bathroom.

Outside, the home enjoys low maintenance front and rear gardens, providing pleasant outdoor spaces to enjoy.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Obscured window to side aspect, doors leading to ground floor rooms and stairs to first floor. Storage cupboard and radiator.

##### RECEPTION ROOM 4.4m x 4.2m (14'5" x 13'9")

Double glazed window to front aspect and power points.

##### KITCHEN/BREAKFAST ROOM 4.2m x 3.4m (13'9" x 11'1")

Single glazed window to rear aspect and door to lobby. Matching wall and base units with work surfaces over and tiled splashbacks to areas, spaces for white goods, one and a quarter sink with mixer tap over, pantry cupboards, radiator and power points.

##### LOBBY 1.3m x 0.8m (4'3" x 2'7")

Single glazed door to conservatory and door to WC.

##### WC 1.3m x 0.8m (4'3" x 2'7")

Single glazed window to rear aspect, wash hand basin with hot and cold taps, low level WC and a heated towel rail.

##### CONSERVATORY 3m x 2.4m (9'10" x 7'10")

Double glazed windows and sliding door to rear garden, radiator and power points.

#### FIRST FLOOR

##### LANDING

Single glazed window to side aspect, doors leading to first floor rooms and an airing cupboard housing gas Valliant combination boiler. Access to loft via a hatch, radiator and power points.

##### BEDROOM ONE 4.2m x 2.5m (13'9" x 8'2")

Single glazed window to front aspect and power points.

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

Single glazed window to rear aspect, baxi wall heater and power points.

##### BEDROOM THREE 4.2m x 1.8m (13'9" x 5'10")

Single glazed window to front aspect and power points.

##### BATHROOM 2.5m x 1.4m (8'2" x 4'7")

Single glazed obscured window to rear aspect, panelled bath with taps and shower over off mains over, pedestal wash hand basin with hot and cold taps over and a low level WC. Fully tiled walls and a heated towel rail.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly laid to chipping front garden.

#### REAR GARDEN

Fenced boundaries with gated side access. Laid to patio for outdoor dining and artificial lawn. Outside tap and power points.

#### 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](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 100mbps (Source - Ofcom).

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

