

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

Waveney Road, Keynsham, Bristol, BS31

Approximate Area = 1387 sq ft / 128.8 sq m
Garage = 140 sq ft / 13 sq m
Total = 1527 sq ft / 141.8 sq m

For identification only - Not to scale



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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DAVIES & WAY

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76 Waveney Road, Keynsham, Bristol, BS31 1RU



Guide Price £500,000

A spacious four bedroom home located within a tucked away cul-de-sac on the Wellsway side of town.

- Lounge ▪ Dining room ▪ Kitchen ▪ Utility room ▪ WC ▪ Four bedrooms ▪ En suite ▪ Family bathroom ▪ Garden ▪ Garage



76 Waveney Road, Keynsham, Bristol, BS31 1RU

Occupying a generous corner plot within a tucked away cul-de-sac on the Wellsway side of Keynsham, this deceptively spacious four bedroom end of terrace home offers well proportioned accommodation, ample off street parking and attractive, low maintenance gardens, making it an ideal choice for growing families.

Internally, the ground floor is arranged to provide versatile living accommodation, with a spacious lounge measuring 5.8m (19'0") in length, complemented by a separate dining room that leads directly into the kitchen. Both the dining room and kitchen enjoy pleasant views across the rear garden, with direct access to the outside space. A useful utility room and separate WC complete the ground floor accommodation. To the first floor, four generously proportioned bedrooms are found, including a principal bedroom benefiting from its own en suite shower room and walk-in wardrobe. The remaining bedrooms are served by a neutral three piece family bathroom.

Externally, the property occupies a larger than average corner plot, with gardens thoughtfully landscaped for ease of maintenance and outdoor entertaining. To the front, an extensive block paved driveway, accessed via a dropped kerb, provides ample off street parking. The enclosed rear garden features a choice of raised patios and an elevated decked seating area, creating excellent spaces for alfresco dining and relaxation. These are complemented by a level artificial lawn, well stocked flower beds, two timber storage sheds and external power.

A further notable benefit is the single garage, fitted with an electric roller shutter door and conveniently accessed internally via the rear lobby, providing additional parking or useful storage space.

INTERIOR

GROUND FLOOR

PORCH 1.9m x 1.3m (6'2" x 4'3")

Obscured double glazed window to front aspect, radiator, power points, glazed door to hallway.

HALLWAY 2.8m x 1.9m (9'2" x 6'2")

to maximum points. Window to side aspect, radiator, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 5.8m x 3.6m (19'0" x 11'9")

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

DINING ROOM 3.7m x 3.1m (12'1" x 10'2")

Double glazed patio door to rear aspect overlooking and providing access to rear garden, radiator, power point, glazed door leading to kitchen.

KITCHEN 4.6m x 3.1m (15'1" x 10'2")

Double glazed window to rear aspect, obscured double glazed door to rear aspect providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated double electric oven, electric hob with stainless steel extractor fan over, space and plumbing for slimline dishwasher, space and power for upright fridge freezer. Power points, tiled splash backs to all wet areas.

UTILITY ROOM 3.1m x 2.1m (10'2" x 6'10")

Double glazed window to rear aspect, low level base units with roll top work surface over, stainless steel sink with mixer tap over, space and plumbing for washing machine. Radiator, power points, tiled splashbacks to all wet areas. Under stairs storage cupboards, door leading to lounge door leading to rear lobby.

REAR LOBBY 1.1m x 0.9m (3'7" x 2'11")

Obscured double glazed door to rear aspect leading to rear garden, door providing integral access to garage, door leading to WC.

WC 1.4m x 0.9m (4'7" x 2'11")

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

FIRST FLOOR

LANDING 3m narrowing to 2.3m x 1.4m (9'10" narrowing to 7'6" x 4'7")

Built in storage cupboard, power point, doors leading to rooms.

BEDROOM ONE 4.4m x 3.8m (14'5" x 12'5")

to maximum points. Double glazed window to front aspect, walk in storage cupboard, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER 3.1m x 1.4m (10'2" x 4'7")

Obscured double glazed window to rear aspect, suite comprising pedestal wash hand basin with mixer tap over, low level WC and walk in shower with shower off mains supply over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 3.5m x 3.1m (11'5" x 10'2")

Double glazed window rear aspect overlooking garden, radiator, power points, built in storage cupboard, access to loft via timber staircase.

BEDROOM THREE 3.0m x 2.7m (9'10" x 8'10")

Double glazed window to front aspect, radiator, power points

BEDROOM FOUR 2.8m x 2.7m (9'2" x 8'10")

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

BATHROOM 2.3m x 2.0m (7'6" x 6'6")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower off mains supply over. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden laid to block paving that is accessed via a dropped curb and provides ample parking. Driveway leading to garage, steps leading to front door.

REAR GARDEN

Low maintenance wrap around garden mainly laid to a tiered patio ideal for entertaining, spacious raised deck, level artificial lawn, timber sheds, well stocked flower beds, fenced boundaries, external power.

GARAGE 4.8m x 2.9m (15'8" x 9'6")

Accessed via electrically operated roller shutter door with pedestrian access to rear lobby, benefitting from 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 C 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 1000mbps (Source - Ofcom).

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

