

| 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>                            |                            |           |
| (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<br>2002/91/EC |           |

## Holly Walk, Keynsham, Bristol, BS31

Approximate Area = 956 sq ft / 88.8 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: 1395859



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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP

Tel: 0117 9863681 email: keynsham@daviesandway.com

40 Holly Walk, Keynsham, Bristol, BS31 2TU



£325,000

A recently modernised three bedroom, end of terrace home fronting onto a pleasant green offered to the market with no onward chain.

▪ End of terrace ▪ Front and rear gardens ▪ Living room ▪ Kitchen/Dining room ▪ Conservatory ▪ Landing ▪ Three bedrooms ▪ Bathroom ▪ Garage ▪ No onward chain



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## 40 Holly Walk, Keynsham, Bristol, BS31 2TU

Situated in a quiet residential area of Keynsham, this attractive and well presented three bedroom home has been thoughtfully improved and modernised by the current owners.

The accommodation is accessed via an entrance hall which leads to a bright and welcoming lounge positioned at the front of the property, flowing through to a modern kitchen/dining area ideal for everyday living and entertaining. The ground floor is further enhanced by a conservatory to the rear, providing versatile additional living space with pleasant views over the garden. To the first floor, the property offers a traditional layout comprising two generous double bedrooms, a single bedroom and a recently refurbished family bathroom.

Externally, the front and rear gardens are mainly laid to lawn, with the rear garden also featuring a decorative chipped area, perfect for outdoor seating. The property is further complemented by a garage located within a nearby block.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 3.1m x 1.3m (10'2" x 4'3" )

Doors leading to both lounge and cupboard, stairs rising to first floor, radiator and power points.

##### LOUNGE 4.7m x 3.8m (15'5" x 12'5" )

Double glazed window to front aspect and access to kitchen/diner. Understairs storage cupboard, feature fireplace that is disconnected with stone mantle, radiator and power points.

##### KITCHEN/DINING ROOM 4.8m x 2.4m (15'8" x 7'10" )

Double glazed window and sliding door leading to conservatory. Matching wall and base units with laminate wood effect work surfaces over and tiled splashbacks. Porcelain one and a quarter sink with mixer tap over, space and plumbing for washing machine and dishwasher, radiator and power points.

##### CONSERVATORY 4.3m x 3m (14'1" x 9'10" )

Double glazed windows to side and rear aspects, French doors to rear garden, tiled flooring and a radiator.

#### FIRST FLOOR

##### LANDING 2.3m x 2m (7'6" x 6'6")

Access to all first floor rooms and a power point.

##### BEDROOM ONE 4.3m x 2.4m (14'1" x 7'10" )

Double glazed window to front aspect, built in wardrobes with sliding mirrored doors and an airing cupboard housing Worcester combination boiler. Radiator and power points.

##### BEDROOM TWO 2.7m x 2.7m (8'10" x 8'10" )

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

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

Double glazed window to front aspect, storage built in over bulk head of stairs, radiator and power points.

##### BATHROOM 2m x 1.8m (6'6" x 5'10" )

Double glazed obscured window to rear aspect, panelled bath with shower off mains over and a glass shower panel. Wash hand basin with waterfall mixer tap, low level WC, tiled walls to wet areas and a heated towel rail.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly laid to lawn with shrubbed boundary and block paved path leading to front door.

#### REAR GARDEN

Fenced boundaries with gate access to rear, well stocked flower beds, mainly laid to lawn with an area of laid to decorative chipping for outdoor seating.

#### GARAGE

Located nearby in a block. Up and over garage door.

#### 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](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 1000mbps (Source - Ofcom).

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

