

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

St. Dunstans Close, Keynsham, Bristol, BS31

Approximate Area = 832 sq ft / 77.3 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: 1348245



www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

2 St. Dunstans Close, Keynsham, Bristol, BS31 2DP



£300,000

A three bedroom terraced home located within close proximity of Keynsham High Street amenities and transport links.

- Terraced
- Entrance hallway
- Reception room
- Kitchen/diner
- Cloakroom
- Landing
- Three bedrooms
- Bathroom
- Rear garden
- Driveway



www.daviesandway.com

2 St. Dunstons Close, Keynsham, Bristol, BS31 2DP

This three bedroom terraced home enjoys a central location, offering easy access to Keynsham High Street's amenities and excellent transport links for commuting to Bristol and Bath.

The ground floor is entered via a welcoming hallway, leading to a spacious reception room with direct access to the rear garden. A kitchen/diner and convenient cloakroom complete the layout. Upstairs, the property boasts three well proportioned bedrooms, all served by a well appointed family bathroom.

Externally, the home benefits from a driveway providing parking for two vehicles, while the rear garden has been designed with low maintenance living in mind, featuring predominantly laid to patio, ideal for outdoor dining.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.7m x 1.9m (15'5" x 6'2")

Double glazed window to front aspect, doors leading to ground floor rooms and staircase leading to first floor with storage cupboard underneath. Radiator and power points.

RECEPTION ROOM 4.4m x 3.6m (14'5" x 11'9")

Double glazed window to rear aspect and wooden obscured glazed door providing access to rear garden. Gas fireplace, radiator and power points.

KITCHEN/DINER 4.7m x 2.3m (15'5" x 7'6")

Double glazed window to front aspect, matching wall and base units with work surfaces over and tiled splashbacks to areas. Plumbing for washing machine and spaces for white goods, sink and drainer with mixer tap over, wall mounted gas Worcester boiler, radiator and power points.

CLOAKROOM 1.5m x 0.7m (4'11" x 2'3")

Wash hand basin with hot and cold taps and a low level WC.

FIRST FLOOR

LANDING

Doors leading to first floor rooms and airing cupboard. Radiator and power points.

BEDROOM ONE 3.4m x 2.9m (11'1" x 9'6")

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

BEDROOM TWO 3.7m x 2.5m (12'1" x 8'2")

Double glazed window to rear aspect, access to loft via a hatch, radiator and power points.

BEDROOM THREE 3.7m x 1.8m (12'1" x 5'10")

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

BATHROOM 2m x 1.5m (6'6" x 4'11")

Panelled bath with hot and cold taps and a shower off mains over with folding shower panel. Pedestal basin with mixer tap over and low level WC. Tiled splashbacks to wet areas, wall mounted mirror, extractor fan activated with lighting and radiator.

EXTERIOR

FRONT OF PROPERTY

Laid to hardstanding driveway for two vehicles.

REAR GARDEN

Mainly laid to patio and a raised stone flower bed.

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: Superfast 80mbps (Source - Ofcom).

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

