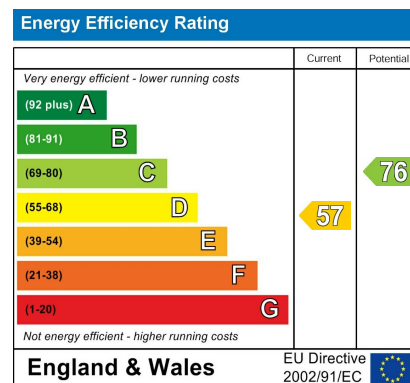




**Bath Road, Keynsham, Bristol, BS31**

Approximate Area = 482 sq ft / 44.7 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: 1411326



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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP

Tel: 0117 9863681 email: keynsham@daviesandway.com

Garden Cottage 42b Bath Road, Keynsham, Bristol, BS31 1SN



£260,000

A beautifully presented, low maintenance one bedroom semi detached cottage, ideal for those downsizing and first time buyers.

- Semi detached
- Cottage
- Lounge
- Kitchen
- Utility cupboard
- Landing
- One bedroom
- Bathroom
- Courtyard garden
- Allocated parking space



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Garden Cottage 42b Bath Road, Keynsham, Bristol, BS31 1SN

This beautifully presented one bedroom semi detached cottage forms part of an attractive period conversion on the Wellsway side of Keynsham, conveniently located within easy reach of the town centre and its amenities. Offering high quality, low maintenance accommodation, it is perfectly suited to those downsizing or first time buyers.

The property is entered into a spacious lounge/dining room with direct access to the courtyard garden, creating a light and welcoming living space. This flows through to a modern kitchen fitted with quartz work surfaces and an understairs cupboard providing plumbing for white goods. Upstairs, there is a generous double bedroom complemented by a contemporary shower room and a useful storage cupboard.

Externally, the property benefits from an allocated off street parking space and a low maintenance courtyard garden laid to decking, enclosed by fenced boundaries with gated side access.

INTERIOR

GROUND FLOOR

**LOUNGE/DINING ROOM 3.9m x 3.1m (12'9" x 10'2" )**  
Double glazed panel door providing direct access to courtyard garden and a wooden door to kitchen. Electric radiator and power points.

**KITCHEN 2.3m x 2.1m (7'6" x 6'10" )**  
Double glazed obscured window to front aspect, matching gloss wall and base units with Quartz work surfaces over, integrated electric oven and induction hob with extractor hood over. Basin with mixer tap over, access to under stair utility cupboard, spotlight lighting, electric radiator and power points.

**UTILITY CUPBOARD**  
Understairs storage space with plumbing for washing machine and dishwasher.

FIRST FLOOR

**LANDING**  
Wooden doors leading to first floor rooms and a storage cupboard.

**BEDROOM ONE 3.9m x 3.2m (12'9" x 10'5")**  
Double glazed window to front aspect, electric radiator and power points.

**BATHROOM 2.3m x 1.3m (7'6" x 4'3" )**  
Double glazed obscured window to front aspect, walk in electric shower cubicle with glass shower panel, vanity unit with a wash hand basin with mixer tap over

and a low level WC with hidden cistern. Tiled walls to wet areas and tiled flooring, spotlight lighting, electric heated towel rail and shaving power points.

EXTERIOR

**FRONT OF PROPERTY**  
Accessed via a communal car park with path leading to front door of property.

**OFF STREET PARKING**  
Allocated parking space for one vehicle.

**COURTYARD GARDEN**  
Laid to decking providing low maintenance courtyard with fenced boundaries and gated exterior access.

**TENURE**  
This property is freehold. There is a service charge payable of £110 per annum.

**COUNCIL TAX**  
Prospective purchasers are to be aware that this property is in council tax band A 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**  
Purchasers are to be aware there is no gas at the property.  
Local authority: Bath and North East somerset.  
Services: All services connected.  
Broadband speed: Superfast 73mbps (Source - Ofcom).  
Mobile phone signal: outside EE, O2, and Vodafone - all likely available (Source - Ofcom).

