

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bath Road, Keynsham, Bristol, BS31

Approximate Area = 1978 sq ft / 183.7 sq m
Garage = 144 sq ft / 13.3 sq m
Outbuilding = 96 sq ft / 8.9 sq m
Total = 2218 sq ft / 205.9 sq m
For identification only - Not to scale



DAVIES & WAY

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32 Bath Road, Keynsham, Bristol, BS31 1SN



£775,000

A four bedroom semi detached period home boasting a generous rear garden, located on the Wellsway side of Keynsham.

- Semi detached
- Period home
- Driveway
- Garage
- Three reception rooms
- Kitchen
- Conservatory
- Four bedrooms
- Two bathrooms
- Generous garden

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32 Bath Road, Keynsham, Bristol, BS31 1SN

Situated on the Wellsway side of Keynsham, within easy reach of local amenities and highly regarded schools, this substantial four bedroom period home presents an outstanding opportunity for growing families, further enhanced by its generous rear garden.

The property is entered via a welcoming entrance hall, leading to three versatile reception rooms. These are currently arranged as a bay fronted lounge with feature fireplace, a study, and a dining room with French doors opening into the conservatory. The conservatory enjoys views over and direct access to the impressive rear garden. The ground floor is further complemented by a kitchen featuring an Aga, a utility room, and a bathroom. Upstairs, the first floor offers four well proportioned bedrooms, all served by a family bathroom.

Externally, the rear garden is predominantly laid to lawn with mature planting and shrubbery, along with a vegetable patch. There is a choice of outdoor seating areas, including a composite deck and a patio with pergola. To the front, a block-paved driveway provides parking for multiple vehicles and leads to a single garage.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 6.3m x 1.3m (20'8" x 4'3")

Wooden entrance door with stain glass window above, doors to ground floor rooms and a staircase to first floor with storage cupboard below. Wooden flooring, picture rails, radiator and power points.

RECEPTION ONE 4.19m x 3.99m (13'9" x 13'1")

(Excluding bay) Double glazed bay window to front aspect with secondary glazing, feature gas fireplace with wooden mantle and a shelving unit in alcove. Ceiling rose, picture rails, radiators and power points.

RECEPTION TWO 3.9m x 3.3m (12'9" x 10'9")

Double glazed double doors leading to conservatory, period feature fireplace, wooden floorboards, picture rails, radiator and power points.

RECEPTION THREE 4.2m x 3m (13'9" x 9'10")

Double glazed bay window to front aspect, fireplace feature, wooden floorboards, picture rails, radiator and power points.

BATHROOM 2.7m x 1.4m (8'10" x 4'7")

Single glazed sash window to side aspect, panelled bath with taps and shower attachment over with glass shower panel, vanity basin unit with mixer tap over and a wall mounted mirrored shelving cupboard above. WC with hidden cistern, tiled walls to wet areas and tiled flooring. Picture rails and a radiator.

KITCHEN 4.4m x 3m (14'5" x 9'10")

Single glazed sash window to conservatory and door to utility. Wooden base units with work surfaces over and a gas fuelled Aga with tiles to area and a fitted wooden pantry in alcove. Bespoke fitted shelving and power points.

UTILITY ROOM 3m x 1.8m (9'10" x 5'10")

Openings to both utility cupboard and conservatory, wooden base units with tile work surfaces over. Double bowel basin and drainer with mixer tap over, bespoke fitted shelving unit with wall panelling, tiled flooring, radiator and power points.

UTILITY CUPBOARD 1.8m x 1.6m (5'10" x 5'2")

Double glazed obscured window to side aspect, space and plumbing for washing machine, porcelain basin with hot and cold taps over with tiled splashback to area and tiled flooring. Wall mounted Worcester combination boiler and power points.

CONSERVATORY 4.1m x 2.9m (13'5" x 9'6")

Double glazed windows overlooking rear garden and French doors to garden. Tiled flooring and power points.

FIRST FLOOR

LANDING 4.6m x 1.8m (15'1" x 5'10")

Wooden doors to first floor rooms and power points.

BEDROOM ONE 4.19m x 3.99m (13'9" x 13'1")

(Excluding bay) Single glazed sash bay windows to front aspect with secondary glazing, period fireplace feature and fitted cupboard in alcove. Wooden floorboards, picture rails, radiator and power points.

BEDROOM TWO 4.4m x 3.5m (14'5" x 11'5")

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

BEDROOM THREE 4m x 3.4m (13'1" x 11'1")

Double glazed window to rear aspect, period fireplace feature and fitted cupboard in alcove. Radiator and power points.

BEDROOM FOUR 4.2m x 3m (13'9" x 9'10")

Single glazed window to front aspect, period fireplace feature and fitted cupboard in alcove. Radiator and power points.

BATHROOM 2.4m x 2.2m (7'10" x 7'2")

Double glazed obscured window to side aspect, panelled bath with tap and shower attachment over with tiled walls to area, wooden vanity basin with mixer tap over and a low level WC. Wall panelling access to loft via hatch and a radiator.

EXTERIOR

FRONT OF PROPERTY

Mainly block paved driveway accessed via a dropped kerb, raised flower beds with hedging to boundary. Gated side access to rear garden.

GARDEN

Generous rear garden of mainly laid to lawn, and a variety of well established plants, trees and shrubbery as well as a vegetable patch. Composite decking area for outdoor seating and a patio area with wooden pergola over. Timber storage shed.

GARAGE 4m x 3.5m (13'1" x 11'5")

Up and over garage door to front, sky light window in roof, 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 F 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 1800mbps (Source - Ofcom).

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

