

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

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 74 | |
| (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 | | |

Bayleys Drive, Bristol, BS15

Approximate Area = 871 sq ft / 80.9 sq m
Garage = 142 sq ft / 13.2 sq m
Outbuilding = 79 sq ft / 7.3 sq m
Total = 1092 sq ft / 101.4 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: 1266785



12 Bayleys Drive, Kingswood, Bristol, BS15 8DP



Offers Over £350,000

A well presented three bedroom semi detached home in a quiet yet convenient location, ideal for first time buyers and families.

- Semi detached
- Driveway
- Garage
- Living room
- Kitchen/Diner
- Cloakroom
- Landing
- Three bedrooms
- Bathroom
- Rear garden



12 Bayleys Drive, Kingswood, Bristol, BS15 8DP

Ideally situated within walking distance from Hanham High Street, Beacon Rise primary school and a stone's throw away from Magpie bottom nature reserve, this three-bedroom semi-detached home offers stylish accommodation throughout that has been improved and modernised by the current owners.

Internally the ground floor is entered through an entrance hallway that leads to a generous living room. From here, a modern kitchen-diner features integrated appliances and a large window that frames picturesque views of surrounding greenery. A useful cloakroom completes the ground floor accommodation. Upstairs, you'll find three well-proportioned bedrooms, each benefiting from built-in storage and services by a contemporary family bathroom.

Outside, the south-facing rear garden has been attractively landscaped to include both decking and patio areas, ideal for alfresco dining. Additional features include a versatile studio currently used as a home office, a single garage, and a driveway providing off-street parking for one vehicle.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2m x 0.8m (6'6" x 2'7")

Doors leading to living room and cloakroom, storage rail for coats.

CLOAKROOM 2m x 0.8m (6'6" x 2'7")

Double glazed obscured window to side aspect, wash hand basin with mixer tap over and tiled splashback to area, low level WC and a radiator.

RECEPTION ROOM 4.7m x 4.4m (15'5" x 14'5")

Double glazed window to front aspect, folding wooden door to kitchen/diner and staircase to first floor with storage cupboard below. Gas feature fireplace with stone surround and mantle, radiator and power points.

KITCHEN/DINING ROOM 4.4m x 3.3m (14'5" x 10'9")

Double glazed window and door to rear garden. Matching wall and base units with wooden work surfaces over, integrated dishwasher, electric oven and gas hob with extractor over, Belfast sink with mixer tap over and tiled splashback. Space for American style fridge/freezer, Victorian style radiator and power points.

FIRST FLOOR

LANDING 2.7m x 1.9m (8'10" x 6'2")

Double glazed window to side aspect, doors leading to first floor rooms, airing cupboard and power points.

BEDROOM ONE 4m x 2.4m (excluding wardrobes) (13'1" x 7'10" (excluding wardrobes))

Double glazed window to front aspect, fitted wardrobes with sliding mirrored doors, radiator and power points.

BEDROOM TWO 3.2m x 2.4m (10'5" x 7'10")

Double glazed window to rear aspect, fitted wardrobes with mirrored sliding doors, radiator and power points.

BEDROOM THREE 3m x 1.9m (9'10" x 6'2")

Double glazed window to front aspect, storage over bulkhead of stairs, radiator and power points.

BATHROOM 2.2m x 1.9m (7'2" x 6'2")

Double glazed obscured window to rear aspect, panelled bath with mixer tap and shower over with rainfall attachment and a

glass shower panel. Vanity unit with wooden surfaces over and drawers below, countertop basin with mixer tap over and a wc with hidden cistern. Cupboards with mirrored doors, tiled walls to wet areas and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Laid to tarmac driveway for one vehicle, accessed via a dropped kerb and giving access to garage.

GARAGE 5.3m x 2.4m (17'4" x 7'10")

Wooden garage door and pedestrian door to rear garden. Plumbing and space for washing machine and tumble dryer, boarded space in eaves, lighting and power points.

REAR GARDEN

Landscaped garden with raised decking area with storage space below, steps leading down to a patio area and artificial lawn, timber storage space and a timber built annexe.

STUDIO 3m x 2.3m (9'10" x 7'6")

Double glazed window overlooking garden, electric heater 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

A certificate of completion is in place to support a historic claim for subsidence due to differential settlement to the foundation. The certificate of completion is available for prospective purchasers to view, on request. Purchasers are to be aware there is a tree in the rear garden subject to a tree preservation order.

The property is in a coal mining area for which it is recommended a mining report is obtained.

Local authority: South Gloucestershire Council
Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

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

