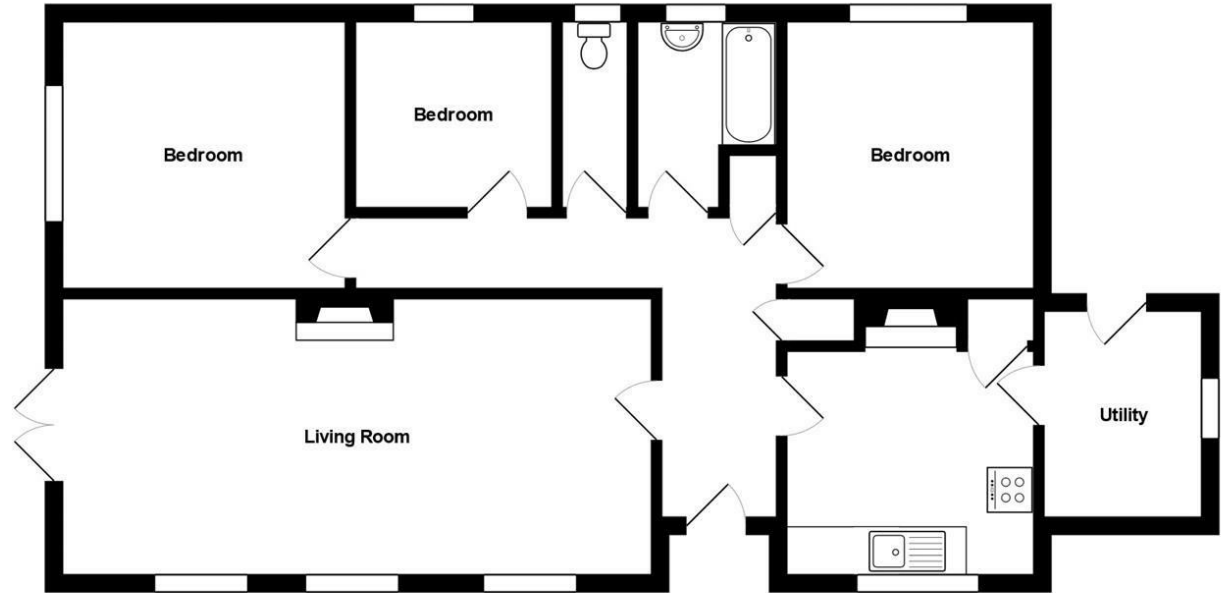


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 32 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Total Area: 87.2 m² ... 938 ft² (excluding utility)
All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

5 Derwent Grove, Keynsham, Bristol, BS31 1NT



£425,000

A three bedroom detached bungalow that is marketed with no onward chain and is located in a pleasant cul de sac setting.

- Bungalow ▪ Lounge/Dining room ▪ Kitchen/Breakfast room ▪ Three bedrooms ▪ Bathroom ▪ WC ▪ Wrap around gardens ▪ Off street parking ▪ Garage ▪ No onward chain

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.



5 Derwent Grove, Keynsham, Bristol, BS31 1NT

Located within Derwent Grove, a popular cul de sac on the Wellsway side of town that is within close proximity to Town Centre amenities, nearby bus routes and Waitrose supermarket, this three bedroom detached bungalow sits within a delightful corner plot and is well suited to downsizers who are looking to acquire a property to renovate.

Internally the property is arranged over a single floor with accommodation that comprises of an open plan lounge/dining room measuring 7.3m ("23.11") in length, a kitchen/breakfast room with walk in pantry, three well balanced bedrooms and a bathroom with separate WC.

Externally the property sits within the centre of a corner plot and enjoys mature gardens to all four aspects in addition to a detached garage and off street parking.

INTERIOR

ENTRANCE HALLWAY

Access to loft via hatch, two built in storage cupboards (one housing hot water cylinder), radiator, doors to rooms.

LOUNGE/DINING ROOM 7.3m x 3.6m (23'11" x 11'9")
Double glazed windows to front aspect, double glazed French doors to side aspect leading to garden, radiator, night storage heater, feature open fireplace, power points.

KITCHEN/BREAKFAST ROOM 3.3m x 2.9m (10'9" x 9'6")
Double glazed window to front aspect, base units with roll top work surfaces, wash hand basin with mixer tap over, space and electric supply for oven, floor mounted gas boiler, night storage heater, pantry cupboard, door leading to rear lobby, radiator, power points.

REAR LOBBY

Providing access to original coal store, door leading to garden.

BEDROOM ONE 3.6m x 3.4m (11'9" x 11'1")
Double glazed window to side aspect, power points.

BEDROOM TWO 3.7m x 3.2m (12'1" x 10'5")
Double glazed window to side aspect, built in storage cupboard, power points.

BEDROOM THREE 2.6m x 2.4m (8'6" x 7'10")
Double glazed window to rear aspect, power points.

BATHROOM 2.3m x 1.8m (7'6" x 5'10")
to maximum points. Obscured double glazed window to rear aspect, matching two piece suite comprising pedestal wash hand basin, bath with electric shower over, tiled splashbacks to all wet areas.

WC

Obscured double glazed window to rear aspect, low level WC.

EXTERIOR

Surrounded by gardens to all four aspects, wall and fenced boundaries, a selection of mature trees and shrubs, well kept flower beds, patio.

GARDENS

Surrounded by gardens to all four aspects, wall and fenced boundaries, a selection of mature trees and shrubs, well kept flower beds, patio.

OFF STREET PARKING

Allocated off street parking accessed via a dropped kerb and leading to garage.

GARAGE

Detached single garage accessed via up and over door.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note the property title is unregistered.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

