


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



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# DAVIES & WAY

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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



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## 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](http://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).

