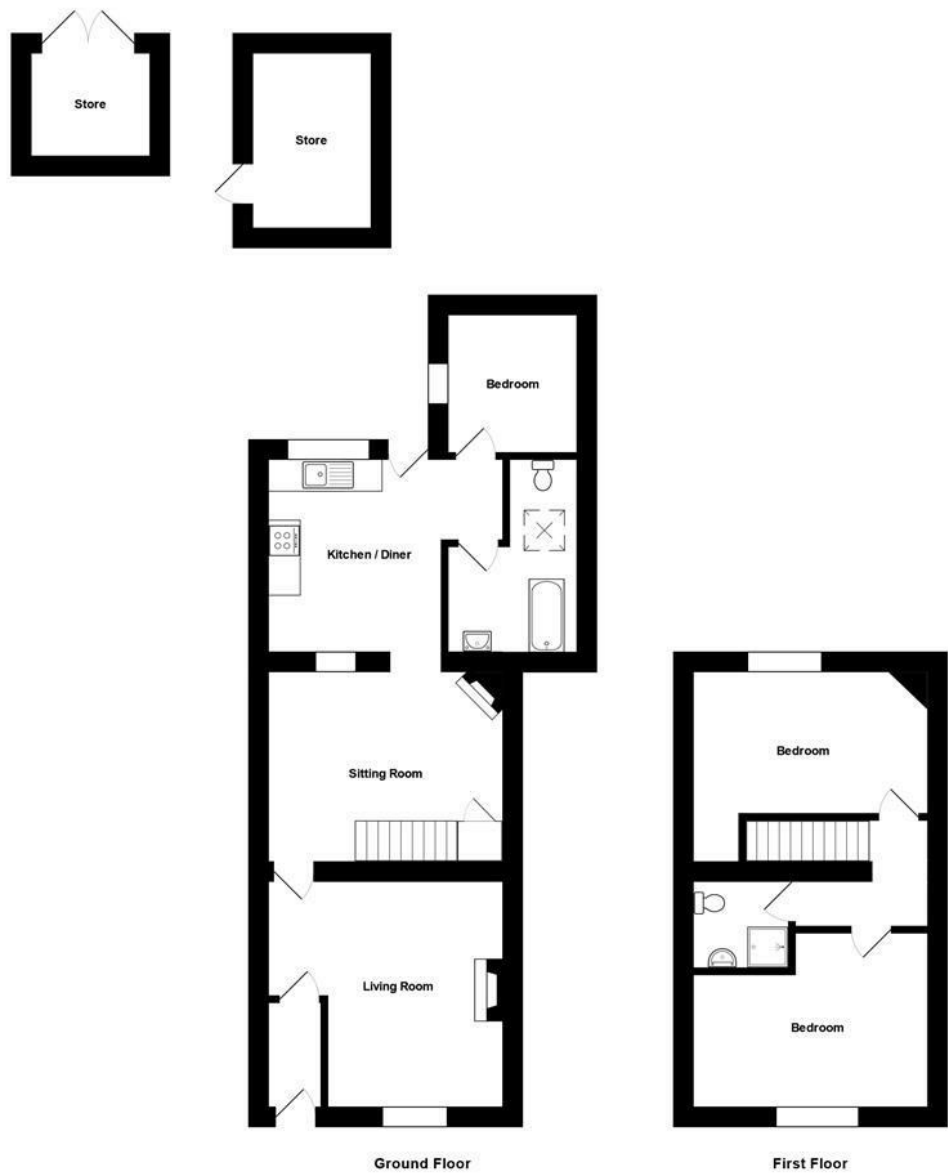
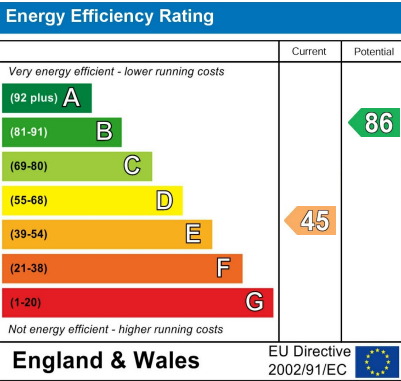




Total Area: 106.9 m² ... 1150 ft² (excluding store)
All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

2 Vandyck Avenue, Keynsham, Bristol, BS31 2UH



£400,000

A feature filled three bedroom cottage that enjoys a central town location.

- Period cottage
- Two Reception rooms
- Kitchen/Breakfast room
- Three bedrooms
- Bathroom
- Shower room
- Off street parking
- Lengthy rear garden
- Park views

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.
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2 Vandyck Avenue, Keynsham, Bristol, BS31 2UH

Proudly sitting in a commanding position directly overlooking Memorial Park, this three bedroom period cottage neatly blends a selection of traditional features with more modern additions.

Internally the accommodation spans two floors, the ground floor consisting of an entrance hallway which leads to a cosy front Reception room with feature wood burning stove, from here the second Reception room is accessed which is currently used as a dining room/family room. To the rear of the ground floor the kitchen/breakfast room with direct access to the rear garden is found in addition to the third bedroom and three piece suite bathroom with roll top bath.

The first floor boasts a full width master bedroom with views of Memorial Park in addition to a three piece suite shower room and a second bedroom which enjoys delightful views of the mature rear garden.

Externally the front of the property is mainly laid to hardstanding providing off street parking that is accessed via a dropped kerb. The rear garden is a larger than typical measuring approximately 200ft (60m), mature outside space that offers a selection of trees, shrubs and well stocked flower beds with a flagstone patio and several stone chipping areas.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.3m x 1m (7'6" x 3'3")

Stripped floorboards, glazed door leading to Reception One.

RECEPTION ONE 4.6m x 4.5m (15'1" x 14'9")

Sash window to front aspect, wood burning stove with solid wood mantel over, shelving to chimney recess, stripped floorboards, door leading to Reception Two, radiator and power points.

RECEPTION TWO 4.6m x 3.4m (this includes staircase) (15'1" x 11'1" (this includes staircase))

Gas flame effect fireplace, stripped floorboards, understairs storage cupboard, opening leading to kitchen/breakfast room, power points.

KITCHEN/BREAKFAST ROOM 3.9m x 3.1m (12'9" x 10'2")

Window and glazed door to rear aspect leading to rear garden. Kitchen comprising base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, space and power supply for oven with extractor fan over, space and plumbing for washing machine and tumble dryer, space and power for upright fridge freezer, built in larder cupboard, doors to rooms, tiled flooring, radiator and power points.

BEDROOM THREE 2.7m x 2.3m (8'10" x 7'6")

Sash window to side aspect, radiator and power points.

BATHROOM 3.3m x 1.9m (10'9" x 6'2")

to maximum points. Dual Velux style windows to roofline, three piece suite comprising pedestal wash hand basin, low level WC, claw foot roll top bath with mixer tap and shower attachment over, tiled splashbacks to all wet areas, tiled flooring and a radiator.

FIRST FLOOR

LANDING

Doors leading to first floor rooms.

BEDROOM ONE 4.7m x 3.4m (15'5" x 11'1")

to maximum points. Sash window to front aspect, stripped floorboards, radiator and power points.

BEDROOM TWO 4.5m x 2.4m (14'9" x 7'10")

Window to rear aspect overlooking rear garden, original period style fireplace, radiator and power points.

SHOWER ROOM 1.8m x 1.7m (5'10" x 5'6")

Matching three piece suite comprising pedestal wash hand basin, low level WC, walk in shower cubicle with electric shower over, splashbacks to all wet areas. Wall panelling and a radiator.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to block paving providing off street parking that is accessed by a dropped kerb, walled boundaries, path leading to front door.

REAR GARDEN

Mature generous rear garden mainly laid to lawn with several patios and a selection of mature trees and shrubs. Access to outdoor stores, gated side access where owners benefit from right of way across nearby nursing home.

STORE 1.8m x 1.7m (5'10" x 5'6")

Wooden double doors from garden.

STORE 3m x 2.7m (9'10" x 8'10")

Wooden door and single glazed window to garden, 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 B 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 1000mbps (Source - Ofcom).

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

