

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(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	

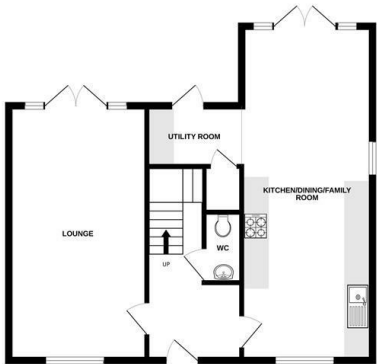
DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

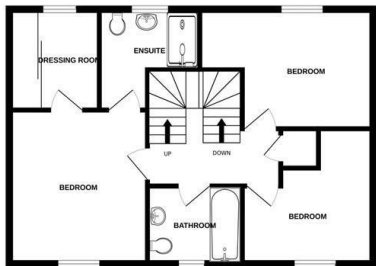
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7 Serse Close, Keynsham, Bristol, BS31 2TJ

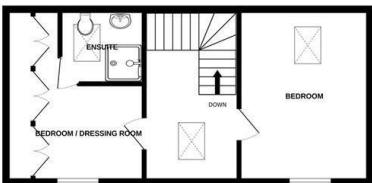
GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



2ND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1653 sq.ft. (153.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£625,000

A spacious five bedroom executive home located in a recently completed sought after development.

- Detached ▪ Lounge ▪ Kitchen/Dining/Family room ▪ Utility room ▪ Five bedrooms ▪ Two en suites ▪ Family Bathroom ▪ Double garage ▪ Gardens ▪ No Onward Chain

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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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.



7 Serse Close, Keynsham, Bristol, BS31 2TJ

A handsome double fronted detached home located in a recently completed development by Messrs. Bloor Homes. This high quality and improved home boasts an idyllic cul de sac setting directly fronting onto and overlooking adjoining green space.

Internally this high quality home boasts a range of improvements including Marble and Porcelain flooring from Mandarin Stone to several rooms and inset window shutters to name a few. The accommodation is arranged over three floors, with the ground floor consisting of a welcoming entrance hallway, spacious lounge with direct access to the rear garden and generous kitchen/dining/family room measuring 8.2m ('26.10') in length which is complemented by a useful utility room and separate WC. To the first floor three bedrooms are found including a master suite that enjoys the enviable feature of a walk in dressing room and en suite shower room in addition to a contemporary family bathroom. To the top floor a bright and airy landing (which could be utilised as home office space) is found in addition to a further double bedroom and a single bedroom / dressing room one enjoying extensive built in wardrobes and a further en suite shower room.

Externally both front and rear gardens are largely low maintenance, with the rear enjoying a level lawn and patio. The home is completed by a detached double garage and ample off street parking.

INTERIOR

GROUND FLOOR

HALLWAY 3.3m x 2.3m (10'9" x 7'6")

Radiator, power points, Marble flooring, stairs rising to first floor landing, doors to rooms.

LOUNGE 6.5m x 3.4m (21'3" x 11'1")

Double glazed windows to front and rear aspects, double glazed French doors to rear aspect providing access to rear garden, radiator, power points.

KITCHEN/DINING/FAMILY ROOM 8.2m x 3.2m (26'10" x 10'5")

Triple aspect double glazed windows to front, rear and side aspects, double glazed French doors to rear aspect overlooking and providing access to rear garden. High quality kitchen comprising range of wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated double electric oven, four ring induction hob with extractor fan over and integrated dishwasher. Space and power for oversized fridge/freezer, power points, splashbacks to all wet areas. Separate dining and family seating area with ample space for sofa and family sized dining table, radiator, power points, Porcelain flooring, opening leading to utility room.

UTILITY ROOM 2.3m x 1.5m (7'6" x 4'11")

Obscured double glazed door to rear aspect, matching wall units and roll top work surface, space and plumbing for washing machine and low level fridge, wall mounted gas combination boiler, radiator, power points, splashbacks to all wet areas, door leading to understairs storage cupboard.

WC 1.7m x 0.9m (5'6" x 2'11")

Modern, matching two piece suite comprising wash hand basin with mixer tap over and low level WC, radiator, extractor fan, tiled splashbacks to all wet areas, Porcelain flooring.

FIRST FLOOR

LANDING 3.6m x 1.3m (11'9" x 4'3")

Built in storage cupboard, radiator, power points, stairs rising to second floor landing, doors to rooms.

BEDROOM ONE 3.8m x 3.4m (12'5" x 11'1")

Double glazed window to front aspect overlooking nearby green space, radiator, power points. Door leading to walk in dressing room, door leading to en suite shower room.

DRESSING ROOM 2.4m x 2.4m (7'10" x 7'10")

Double glazed window to rear aspect overlooking rear garden, twin built in double wardrobes, radiator, power points.

EN SUITE SHOWER ROOM 2.6m x 1.5m (8'6" x 4'11")

Obscured double glazed window to rear aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC and oversized walk in shower cubicle with shower off mains supply over. Radiator, extractor fan, tiled splashbacks to all wet areas.

BEDROOM THREE 4.1m narrowing to 3.3m x 2.9m (13'5" narrowing to 10'9" x 9'6")

Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM FIVE 3.2m x 3.2m (10'5" x 10'5")

Double glazed window to front aspect overlooking nearby green space, radiator and power points.

FAMILY BATHROOM 2.4m x 1.9m (7'10" x 6'2")

Obscured double glazed window to front aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower attachment over, heated towel rail, extractor fan, Porcelain flooring, tiled splashbacks to all wet areas.

SECOND FLOOR

LANDING 2.3m x 2.1m (7'6" x 6'10")

Double glazed velux style window to roofline, radiator, power points, doors to rooms.

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

Access to loft via hatch, double glazed window to front aspect enjoying far reaching views and double glazed velux style window to roofline, radiators, power points.

BEDROOM FOUR / DRESSING ROOM 4.1m narrowing to 2.1m x 3.4m (13'5" narrowing to 6'10" x 11'1")

Double glazed window to front aspect enjoying green views, an array of built in wardrobes and cupboards, radiator, power points. Door leading to en suite shower room.

EN SUITE SHOWER ROOM 2.1m x 1.9m (6'10" x 6'2")

Double glazed velux style window to roofline. Luxury three piece suite comprising wash hand basin with mixer tap over, low level WC and walk in shower cubicle with shower off mains supply over, radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with well stocked flower beds, steps and path leading to front door.

REAR GARDEN

Low maintenance rear garden mainly laid to lawn with walled boundaries, patio, gated footpath access to front of property.

GARAGE

Detached double garage accessed via dual up and over doors, storage to eaves.

OFF STREET PARKING

Double driveway in front of garage.

TENURE

This property is freehold. There is an estate charge of £182 payable annually.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band F according to www.gov.uk website.

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

<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.

