

1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Longmeadow Road, Keynsham, Bristol, BS31

Approximate Area = 829 sq ft / 77 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1485580

## 16 Longmeadow Road, Keynsham, Bristol, BS31 2RG



£260,000

A well proportioned two bedroom book end bungalow ideal for those looking to downsize.

- Bungalow ▪ Lounge ▪ Kitchen ▪ Two Bedrooms ▪ Conservatory ▪ Bathroom ▪ Front garden ▪ Rear garden

[www.daviesandway.com](http://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.



## 16 Longmeadow Road, Keynsham, Bristol, BS31 2RG

Situated in a popular residential area of Keynsham, close to a range of local amenities, this two bedroom book end bungalow offers spacious, well proportioned accommodation, making it an ideal choice for those looking to downsize.

The property is entered via a welcoming kitchen/breakfast room, which features an open archway leading through to the comfortable lounge. An inner hallway provides access to two generous double bedrooms, with the principal bedroom benefiting from built in wardrobes, as well as a modern bathroom. To the rear, a spacious conservatory provides additional living space and enjoys direct access to the enclosed rear garden.

Externally, the front and rear gardens have been designed with low maintenance in mind, being predominantly laid to decorative chippings. The rear garden also benefits from a useful timber storage shed, providing additional storage.

### INTERIOR

#### GROUND FLOOR

##### **KITCHEN/BREAKFAST ROOM 4.8m x 2m (15'8" x 6'6" )**

Double glazed windows to both front and side aspect, double glazed obscured door into property and an opening to lounge. Matching wall and base units with work surfaces over, spaces and plumbing for white goods, integrated double oven and four ring gas hob with extractor hood over, basin and drainer with mixer tap over, tiled walls to kitchen area, tiled flooring, spotlights, radiator and power points.

##### **LOUNGE 4.9m x 3.7m (16'0" x 12'1" )**

Double glazed window to front aspect and a glazed door to hallway. Feature fireplace, radiator and power points.

##### **HALLWAY 1.9m x 0.8m (6'2" x 2'7" )**

Doors to bedrooms, bathroom and a storage cupboard.

##### **BEDROOM ONE 4.1m x 2.7m (excluding wardrobes) (13'5" x 8'10" (excluding wardrobes))**

Double glazed obscured window to rear aspect, built in wardrobes, radiator and power points.

##### **BEDROOM TWO 3m x 2.8m (9'10" x 9'2" )**

Opening to Conservatory, radiator and power points.

##### **BATHROOM 1.9m x 1.8m (6'2" x 5'10" )**

Double glazed obscured window to side aspect, walk in shower cubicle off mains, vanity basin unit with mixer tap over, low level WC and tiled walls to wet areas. Heated towel rail and access to loft including a hatch.

##### **CONSERVATORY 5.5m x 2.9m (18'0" x 9'6" )**

Double glazed windows overlooking rear garden and sliding patio doors to rear garden. Radiator and power points.

### EXTERIOR

#### FRONT GARDEN

Mainly laid decorative chipping and a hardstanding pathway.

#### REAR GARDEN

Mainly laid decorative chippings for ease of maintenance, fenced boundaries and timber storage shed.

### 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](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: Ultrafast 1800mbps (Source - Ofcom).

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

