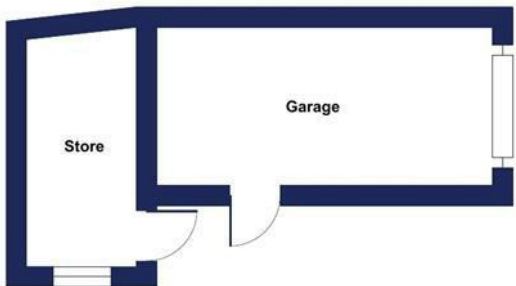


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Torridge Road, Keynsham, Bristol, BS31



Approximate Area = 1009 sq ft / 93.7 sq m
 Garage = 125 sq ft / 11.6 sq m
 Outbuilding = 61 sq ft / 5.6 sq m
 Total = 1195 sq ft / 110.9 sq m
 For identification only - Not to scale



GARAGE / OUTBUILDING



FIRST FLOOR

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: 1439748



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

21 Torridge Road, Keynsham, Bristol, BS31 1QG



£500,000

A well cared for detached three bedroom home situated on a generous corner plot on the Wellsway side of Keynsham.

- Detached ▪ Entrance hallway ▪ Lounge/Diner ▪ Kitchen ▪ Three bedrooms ▪ Bathroom ▪ Front garden ▪ Side and rear garden ▪ Driveway ▪ Garage

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.



21 Torridge Road, Keynsham, Bristol, BS31 1QG

A rare opportunity to acquire a three bedroom detached home, ideally positioned on a generous corner plot on the sought after Wellsway side of Keynsham.

The ground floor is accessed via an entrance porch, leading into a spacious and welcoming hallway. From here, you'll find a full length lounge/diner, with sliding patio doors opening onto the rear garden and a well appointed kitchen, featuring integrated appliances. Upstairs, the property offers three well proportioned bedrooms, each benefiting from fitted storage. These are serviced by a family bathroom and a separate WC.

Externally, the home enjoys a wraparound garden to the front, side, and rear, providing excellent outdoor space and gated access on both sides of the property. Additional benefits include a useful garden store and a single garage to the rear, accessed via a hardstanding parking space.

INTERIOR

GROUND FLOOR

ENTRANCE PORCH 2m x 1.1m (6'6" x 3'7")

Glazed obscured door leading to entrance hallway and tiled flooring.

ENTRANCE HALLWAY 4.1m x 1.8m (13'5" x 5'10")

Doors to ground floor rooms and stairs to first floor with cupboard below. Radiator and power points.

RECEPTION ROOM 7.5m x 3.9m (24'7" x 12'9")

Double glazed window to front aspect and sliding door to rear garden. Feature fireplace with stone mantle, ceiling roses and cornices, radiators and power points.

KITCHEN 3.3m x 2.9m (10'9" x 9'6")

Double glazed window overlooking rear garden and obscured door to garden. Matching wall and base units with Quartz work surfaces over, tiled splashbacks to area, integrated appliances including fridge, freezer, double oven and electric hob with extractor fan over. Space and plumbing for washing machine, sink and drainer with mixer tap over, wall mounted boiler, fitted pantry cupboard, radiator and power points.

FIRST FLOOR

LANDING 2.5m x 2.1m (8'2" x 6'10")

Double glazed window to side aspect, doors to first floor rooms and access to loft via hatch.

BEDROOM ONE 4.1m x 3.6m (13'5" x 11'9")

Double glazed window to front aspect, fitted storage, radiator and power points.

BEDROOM TWO 3.6m x 3.4m (11'9" x 11'1")

Double glazed window to rear aspect, fitted wardrobes, bedside tables and dressing table. Radiator and power points.

BEDROOM THREE 3.1m x 2.1m (10'2" x 6'10")

Double glazed window to front aspect, fitted cupboard over bulkhead of stairs and fitted desk and drawer unit. Radiator and power points.

BATHROOM 2.1m x 1.6m (6'10" x 5'2")

Double glazed obscured window to rear aspect, panelled bath with taps and shower ran from mains over with glass shower panel. Vanity storage unit with fitted basin with mixer tap over, fully tiled walls, mirrored cupboard unit and a heated towel rail.

WC 1m x 0.8m (3'3" x 2'7")

Double glazed obscured window to side aspect, low level WC and halfway tiled walls.

EXTERIOR

STORE 3.4m x 1.4m (11'1" x 4'7")

Brick built store with lighting.

GARAGE 5m x 2.3m (16'4" x 7'6")

Up and over garage door, pedestrian door to garden, lighting and power points.

REAR GARDEN

Wrap around garden from the rear and side of the property. Mainly laid to lawn with patio area for outdoor dining and a variety of well established plants and shrubbery. Mainly fenced boundaries with gates for side access to both sides of the property, and gated rear access to hardstanding driveway. Access to garage and store.

FRONT OF PROPERTY

Low level walls surrounding front of property, garden of mainly laid to lawn with a vast array of plants, shrubbery and magnolia tree.

TENURE

This property is freehold.

COUNCIL TAX

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

ADDITIONAL INFORMATION

Purchasers are to be aware that the property is unregistered.

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

