

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	

The Labbott, Keynsham, Bristol, BS31

Approximate Area = 944 sq ft / 87.7 sq m
 Shed = 21 sq ft / 1.9 sq m
 Total = 965 sq ft / 89.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1384698

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

5 The Labbott, Keynsham, Bristol, BS31 1BD



£330,000

A well presented three bedroom terraced home that is located conveniently for Keynsham High Street amenities.

- Terraced home
- Reception room
- Kitchen
- Shower room
- Three bedrooms
- Bathroom
- Rear garden
- Residents parking
- Convenient location
- Outbuilding



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.

5 The Labbott, Keynsham, Bristol, BS31 1BD

Conveniently situated just a short walk from Keynsham High Street's amenities and public transport links, this three bedroom terraced home offers generous and well presented accommodation throughout.

The ground floor is entered via an entrance vestibule leading into a spacious reception room, with access through to a hallway and a contemporary kitchen complete with integrated appliances and a useful shower room. On the first floor, there are three well proportioned bedrooms serviced by a modern family bathroom.

Externally, the gardens have been landscaped for ease of maintenance. The rear garden is predominantly laid to patio and includes an outbuilding for storage, while the front garden features decorative chippings for an attractive, low maintenance finish.

INTERIOR

GROUND FLOOR

ENTRANCE VESTIBULE 1.09m x 0.89m (3'7" x 2'11")
(Excluding cupboard) Door to reception room and a storage cupboard.

RECEPTION ROOM 5.9m x 4.4m (19'4" x 14'5")
Double glazed window to front aspect, door to hallway and staircase to first floor. Radiators and power points.

KITCHEN

Double glazed window to rear garden, matching high gloss wall and base units, with works surfaces over and integrated appliances including slimline dishwasher, microwave, oven and a gas hob with extractor over. Space and plumbing for washing machine and a fridge freezer. One and quarter sink with mixer tap over, spotlight lighting, radiator and power points.

HALLWAY 2.6m x 0.8m (8'6" x 2'7")
Double glazed door providing direct access to rear garden, opening to kitchen and door to shower room.

SHOWER ROOM 2.5m x 0.7m (8'2" x 2'3")
Double glazed obscured window to rear aspect, walk in shower cubicle with shower off mains, vanity unit with sink and mixer tap over and a low level WC. Mirrored wall mounted cupboard, tiled walls to wet areas, spotlight lighting and heated towel rail.

FIRST FLOOR

LANDING 2.5m x 1.8m (8'2" x 5'10")
Doors to first floor rooms, access to loft via hatch, radiator and power points.

BEDROOM ONE 3.9m x 3.5m (12'9" x 11'5")
Double glazed window to front aspect, radiator and power points.

BEDROOM TWO 3.9m x 3.4m (12'9" x 11'1")
Double glazed window to rear aspect, radiator and power points.

BEDROOM THREE 2.7m x 2.6m (8'10" x 8'6")
Double glazed window to front aspect, radiator and power points.

BATHROOM 2.7m x 1.6m (8'10" x 5'2")
Double glazed obscured window to rear aspect, bath with taps and shower off mains over with glass shower panel, vanity unit with sink and mixer tap over and a low level WC with hidden cistern. Mirrored wall mounted cupboard, fully tiled walls and flooring, spotlight lighting and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY
Mainly laid to decorative slate chipping with evergreen shrubbery and a concrete path to front door.

REAR GARDEN
Mainly laid to patio with fenced boundaries, brick built storage outbuilding with power points, timber shed and summerhouse.

PARKING
Permit resident parking available.

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 website.

ADDITIONAL INFORMATION
Purchasers are to be aware there are covenants on the property.
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).

