

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	

Evenlode Way, Keynsham, Bristol, BS3

Approximate Area = 1197 sq ft / 111.2 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1347 sq ft / 125.1 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: 1241816



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DAVIES & WAY

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4 Evenlode Way, Keynsham, Bristol, BS31 1RT



£500,000

A spacious, well cared for three double bedroom home on the Wellsway side of Keynsham boasting a generous sized rear garden.

- Link detached ▪ Entrance hallway ▪ Living/dining room ▪ Kitchen/breakfast room ▪ Utility room ▪ Three double bedrooms ▪ Bathroom ▪ Garage ▪ Driveway ▪ Rear garden



4 Evenlode Way, Keynsham, Bristol, BS31 1RT

Located on the Wellsway side of town, this three double bedroom, link-detached home presents spacious and well cared for accommodation throughout boasting a fantastic rear garden, well suited to families.

Internally the ground floor is entered through an entrance porch leading to a sizeable entrance hallway providing access to a light and airy living / dining room with sliding doors direct to the rear garden and a modern kitchen / breakfast room with integrated appliances. The ground floor further benefits from a useful cloakroom, utility room and integral access to the garage. To the first floor three double bedrooms are found, all benefiting from built in wardrobes and serviced by a family shower room.

Externally the home boasts a generous rear garden of mainly laid to level lawn with a patio area for outdoor dining while the front benefits from a driveway accessed via a dropped kerb.

INTERIOR

GROUND FLOOR

ENTRANCE PORCH 1.3m x 1.2m (4'3" x 3'11")

Double glazed obscured door and window to front aspect, wooden glazed doors to entrance hallway and a door to cloakroom.

ENTRANCE HALLWAY 3.1m x 2.8m (10'2" x 9'2")

Doors leading to living room and kitchen, staircase to first floor with storage cupboard below. Radiator and power points.

LIVING/DINING ROOM 6.3m x 4.8m (20'8" x 15'8")

to maximum points. Double glazed windows to rear aspect, double glazed sliding door providing access to rear garden, radiators and power points.

KITCHEN/BREAKFAST ROOM 4.6m x 3.3m (15'1" x 10'9")

Double glazed window to front aspect and a double glazed obscured door to utility room. Matching high gloss wall and base units with roll top work surfaces over and integrated appliances including a dishwasher, fridge, freezer, electric oven and hob. One and a quarter sink with drainer and mixer tap over, tiled flooring, radiator and power points.

UTILITY ROOM 5.2m x 1.2m (17'0" x 3'11")

to maximum points. Double glazed obscured doors to front of property, rear garden, garage and kitchen. Space and plumbing for washing machine, power points.

CLOAKROOM 1.3m x 0.9m (4'3" x 2'11")

Double glazed obscured window to front aspect, wash hand basin with mixer tap over and tiled splashback to area, low level WC and a heated towel rail.

FIRST FLOOR

LANDING 3.6m x 0.9m (11'9" x 2'11")

Double glazed window to side aspect, doors leading to all first floor rooms and access to loft via a hatch. Radiator and power points.

BEDROOM ONE 3.8m x 3.6m (12'5" x 11'9")

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

BEDROOM TWO 4.1m x 3.3m (13'5" x 10'9")

Double glazed window to front aspect, built in wardrobes and a cupboard housing Worcester gas combination boiler. Radiator and power points.

BEDROOM THREE 3.8m x 2.6m (12'5" x 8'6")

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

SHOWER ROOM 3m x 1.8m (9'10" x 5'10")

Double glazed obscured window to front aspect, walk in shower cubicle run off mains, vanity unit with wash hand basin with taps over and WC with hidden cistern fitted. Fully tiled walls and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Laid to tarmac driveway for 2 vehicles accessed via a dropped kerb and allowing access to garage, lawn garden with evergreen shrub to front boundary.

REAR GARDEN

Mainly laid to level lawn with fenced boundaries, patio area for outdoor dining and a concrete pathway.

GARAGE 5.1m x 2.6m (16'8" x 8'6")

Up and over garage door to front, single glazed window to rear aspect, 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 E 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).

