

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

Arcadius Way, Keynsham, Bristol, BS31

Approximate Area = 906 sq ft / 84.1 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1091 sq ft / 101.2 sq m

For identification only - Not to scale



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: 1410629



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13 Arcadius Way, Keynsham, Bristol, BS31 2GE



Guide Price £485,000

An excellent example of a three bedroom detached house that's located within a popular development.

- Detached
- Lounge
- Kitchen/Dining room
- WC
- Three bedrooms
- En suite
- Family bathroom
- Gardens
- Parking
- Detached garage



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13 Arcadius Way, Keynsham, Bristol, BS31 2GE

Located on a corner plot within the highly sought after Factory View development, this three bedroom detached home offers modern, high-quality accommodation well suited to both couples and families alike. The property has been subject to several improvements and is presented in excellent order throughout.

Internally, the ground floor comprises a welcoming entrance hallway, a full depth lounge with dual-aspect windows and a fully fitted kitchen/dining room featuring a range of integrated appliances and French doors opening onto the rear garden. The ground floor accommodation is completed by a useful WC. To the first floor, a spacious landing provides access to all three bedrooms, two of which benefit from dual-aspect windows that flood the rooms with natural light. The principal bedroom enjoys the additional luxury of a modern en suite shower room, while the remaining bedrooms are served by a contemporary three-piece family bathroom.

Externally, the gardens have been landscaped with ease of maintenance in mind. The front offers a pathway to the entrance with pebble surrounds, while the rear garden enjoys a sunny south-westerly aspect and is mainly laid to level lawn, complemented by a generous patio. The garden is enclosed by wall and fenced boundaries with well-stocked flower beds. The property further benefits from a detached garage, accessed via the rear garden, and a driveway with dropped kerb access.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.2m x 2.1m (10'5" x 6'10")

Built in storage cupboard housing modern consumer unit, radiator, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE 5.1m x 3m (16'8" x 9'10")

Dual aspect double glazed windows to front and side aspects, radiators, power points.

KITCHEN/DINING ROOM 5.1m x 3m (16'8" x 9'10")

Dual aspect double glazed windows to front and side aspects, double glazed French doors to side aspect overlooking and providing access to rear garden. High quality kitchen comprising range of soft close wall and base units with inset plinth lighting, roll top work surfaces over, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances including double electric oven, four ring gas hob with glass and stainless steel extractor fan over, integrated fridge/freezer, slimline dishwasher and washing machine. Wall mounted gas combination boiler, power points, tiled splashbacks to all wet areas. Dining area offering ample space for family sized dining table and benefitting from a radiator and power points.

WC 1.9m x 1m (6'2" x 3'3")

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

FIRST FLOOR

LANDING 2.4m x 2.1m (7'10" x 6'10")

to maximum points, radiator, power points, doors leading to rooms.

BEDROOM ONE 3.8m x 3.1m (12'5" x 10'2")

Dual aspect double glazed windows to front and side aspect, radiator, power points, door leading to en suite shower room.

EN SUITE SHOWER ROOM 3.3m x 1.2m (10'9" x 3'11")

Modern matching two piece suite comprising wash hand basin with mixer tap over, low level WC and oversized walk in shower cubicle with electric shower over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 3m x 2.9m (9'10" x 9'6")

Dual aspect double glazed windows to front and side aspects, radiator, power points.

BEDROOM THREE 3.1m x 2.2m (10'2" x 7'2")

Double glazed window to side aspect, radiator, power points.

BATHROOM 2.1m x 1.7m (6'10" x 5'6")

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

EXTERIOR

FRONT OF PROPERTY

Landscaped with ease of maintenance in mind, mainly laid to feature pebbles, tiled path leading to front door.

REAR GARDEN

Low maintenance rear garden to a sunny south westerly aspect, mainly laid to lawn that's complimented by a generous patio, wall and fenced boundaries, well stocked flower beds, pedestrian access to parking, door leading to garage.

GARAGE 4.2m x 3.1m (13'9" x 10'2")

Accessed via up and over door with pedestrian door leading to garden, benefitting from power, lighting and storage to eaves.

PARKING

Ample off street parking accessed via a dropped kerb leading to garage and rear garden.

TENURE

This property is freehold. There is an estate charge payable of £260 per annum.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D 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).

