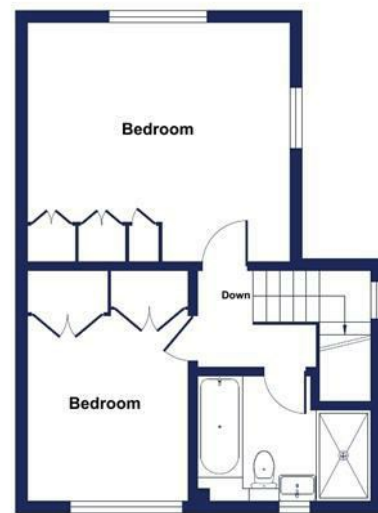


| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 92 | 92 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy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

Charlton Road, Keynsham, Bristol, BS31

Approximate Area = 1112 sq ft / 103.3 sq m
 Outbuilding = 105 sq ft / 9.7 sq m
 Total = 1217 sq ft / 113 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: 1363217

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.

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

106A Charlton Road, Keynsham, Bristol, BS31 2HA



£400,000

A unique two/three bedroom detached eco-home that's offered to the market with no onward chain.

- Detached
- Bespoke build
- Open plan lounge/dining room/kitchen
- Ground floor bedroom/family room
- WC
- Two first floor bedrooms
- Bathroom
- Gardens
- Off street parking
- Marketed with no onward chain



106A Charlton Road, Keynsham, Bristol, BS31 2HA

This architect-designed, bespoke built eco home offers versatile and spacious accommodation, ideal for both growing families and those seeking to downsize with future proof, potentially step-free living.

Designed with energy efficiency in mind, the home benefits from an air source heat pump, owned solar panels, and a range of sustainable features contributing to its impressive A-rated EPC. Once inside, a welcoming entrance hallway leads to a stylish open-plan lounge/dining room and kitchen area measuring approximately 4.4m (14'5") in length, with direct access to the rear garden. The ground floor also hosts a generous family room with an eye-catching wood burner, offering flexibility to be used as a ground floor bedroom if required, along with a modern WC. To the first floor, there are two spacious bedrooms served by a luxurious four-piece family bathroom.

Externally, the gardens have been landscaped for ease of maintenance. The front is mainly laid to patio with mature wall and shrub borders, while the rear enjoys a secluded feel with an artificial lawn, paved seating area, timber fencing, and a useful external store. To the side, a further patio garden provides additional outdoor space and a log store.

Further benefits include allocated off-street parking for two vehicles and no onward chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3m x 2.1m (9'10" x 6'10")

Radiator, power points, stairs rising to first floor landing, doors leading to rooms.

LOUNGE/DINING ROOM/KITCHEN 4.4m x 3.6m (14'5" x 11'9")

Dual aspect double glazed windows to front and rear aspects, double glazed French doors to rear aspect providing access to rear garden. Lounge/dining area offering ample space for family sized table and separate seating area, electric radiator, power points. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven, four ring electric hob with extractor fan over, space and plumbing for washing machine and space and power for upright fridge/freezer, integrated dishwasher, breakfast bar, power points, tiled splashbacks to all wet areas.

FAMILY ROOM/BEDROOM 4.8m x 3.4m (15'8" x 11'1")

Dual aspect double glazed windows to front and side aspects, double glazed French doors to side aspect leading to side garden. A versatile room currently used as an office/reception room although presents the possibility for use as a ground floor bedroom, woodburning stove, electric radiator, power points.

WC 1.5m x 1.1m (4'11" x 3'7")

Modern matching two piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

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

to maximum points. Double glazed window to side aspect, access to loft via hatch, power points, doors leading to rooms.

BEDROOM ONE 4.4m x 4.1m (14'5" x 13'5")

Dual aspect double glazed windows to rear and side aspect, electric radiator, power points.

BEDROOM TWO 3.2m x 2.7m (10'5" x 8'10")

Double glazed window to front aspect, twin built in double wardrobes, electric radiator, power points.

BATHROOM 3m x 2.1m (9'10" x 6'10")

to maximum points. Obscured double glazed window to front aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, panelled bath with mixer tap over and oversized walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to patio with wall and shrub boundaries, path leading to front door.

REAR GARDEN

Secluded rear garden mainly laid to artificial lawn with fenced boundaries, patio, access to garden store.

SIDE GARDEN

Spacious side garden mainly laid to patio with wall and fenced boundaries and accessed from family room/ground floor bedroom, log store, pedestrian access to front of property and to rear garden.

PARKING

Allocated off street parking for several vehicles, accessed via a dropped kerb and laid to hardstanding.

TENURE

This property is freehold.

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

This property has the benefit of solar panels which are owned outright.

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).

