

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Rock Road, Keynsham, Bristol, BS31

Approximate Area = 1023 sq ft / 95 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 2025. Produced for Davies & Way. REF: 1388437



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

19 Rock Road, Keynsham, Bristol, BS31 1BP



£360,000

A centrally located three bedroom home that's offered to the market with no onward chain.

- Central town location
- Two Reception rooms
- Kitchen
- Sun Room
- WC
- Three bedrooms
- Shower room
- Gardens
- Parking
- No onward chain



19 Rock Road, Keynsham, Bristol, BS31 1BP

Set in a highly convenient central town location within just a short walk of a wide range of amenities, this attractive three bedroom 1930s home offers well proportioned and sympathetically extended accommodation throughout. Further benefits include a sunny southerly-facing rear garden, off-road parking accessed via a dropped kerb, and the added advantage of no onward chain, making this a superb opportunity for both couples and families alike.

Internally, the ground floor comprises a spacious entrance hallway, a bay-fronted lounge and a second rear reception room which in turn leads into a bright sun room extension overlooking the garden. The ground floor is completed by a double galley-style kitchen and a useful WC. To the first floor are three generous bedrooms along with a modern walk-in wet room.

Externally, the front and rear gardens have been landscaped with ease of maintenance in mind. The front is predominantly laid to decorative chippings with a pathway to the entrance, while the sunny rear garden enjoys a good-sized patio ideal for entertaining, a stone-chipped seating area, timber shed, and hardstanding providing off-road parking via a dropped kerb.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 5.1m x 1.7m (16'8" x 5'6")
Obscured double glazed windows to front aspect, radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors leading to rooms.

RECEPTION ONE 6.7m x 3.7m (21'11" x 12'1")
to maximum points into bay. Double glazed bay window to front aspect, picture rails, radiator, power points.

RECEPTION TWO 4.3m x 3.6m (14'1" x 11'9")
Obscured double glazed window and patio doors to rear aspect, picture rail, radiator, power points, gas fire with back boiler behind.

KITCHEN 4.6m x 2.8m narrowing to 2m (15'1" x 9'2" narrowing to 6'6")
Dual double glazed velux style window to roofline, double glazed window to rear aspect overlooking rear garden, double galley style kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink, space and gas supply for oven, space and plumbing for washing machine and low level fridge and freezer, radiator, power points, splashbacks to all wet areas.

SUN ROOM 2.2m x 1.6m (7'2" x 5'2")
Double glazed velux style window to roofline, double glazed French doors to rear aspect providing access to rear garden.

WC 1.3m x 0.9m (restricted head height in places) (4'3" x 2'11" (restricted head height in places))
Two piece suite comprising wash hand basin and low level WC, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3m x 1.1m (9'10" x 3'7")
Access to loft via hatch, doors leading to rooms.

BEDROOM ONE 3.9m x 3.5m (12'9" x 11'5")
Double glazed window to rear aspect overlooking rear garden, built in storage cupboard housing hot water cylinder, radiator, power points.

BEDROOM TWO 3.9m x 3.2m (12'9" x 10'5")
Double glazed window to front aspect, radiator, power points.

BEDROOM THREE 2.9m x 2.2m (9'6" x 7'2")
Double glazed window to front aspect, picture rail, radiator, power points.

SHOWER ROOM 1.9m x 1.8m (6'2" x 5'10")
Obscured double glazed window to rear aspect, walk in wet room with shower enclosure with mixer tap over, low level WC and pedestal wash hand basin, radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Low maintenance front garden mainly laid to patio and chippings, walled boundaries, path leading to front door.

REAR GARDEN
Low maintenance rear garden to a sunny, southerly aspect, mainly laid to stone chippings with fenced boundaries, patio, well stocked flower beds, timber shed, gate leading to parking.

PARKING
Located at the rear of the garden, accessed via dropped kerb through double gates that lead to a hardstanding parking area.

TENURE
This property is freehold and is subject to Probate.

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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 and Vodafone - all likely available (Source - Ofcom).

