

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wellsway, Keynsham, Bristol, BS31

Approximate Area = 1366 sq ft / 126.9 sq m
For identification only - Not to scale



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

16 Wellsway, Keynsham, Bristol, BS31 1HP



£425,000

A centrally located three bedroom period home with accommodation spanning over three floors that is marketed with a complete onward chain.

- Period home
- End of terrace
- Two Reception rooms
- Kitchen
- Basement/Utility room
- Three double bedrooms
- Bathroom
- Mature gardens
- Complete onward sales chain



16 Wellsway, Keynsham, Bristol, BS31 1HP

Enjoying a highly convenient conservation area setting on the Wellsway side of town and backing directly onto Keynsham Memorial Park, this generously proportioned three double bedroom home combines characterful accommodation with delightful green views and offers the opportunity for a new owner to make their mark.

The ground floor offers a full width lounge featuring a bay window, ceiling rose and cornicing, alongside a separate dining room overlooking the mature rear garden and adjoining parkland. A kitchen also enjoys an attractive green outlook, completing the ground floor accommodation. Upstairs, three well balanced double bedrooms are served by a family bathroom fitted with a three-piece suite. The internal accommodation is completed by a useful basement store room and separate utility room.

Outside, the mature rear garden slopes towards the adjoining park, creating an attractive backdrop to the home. Mainly laid to lawn, it features established flower beds and several small trees, complemented by a raised patio providing an ideal setting for outdoor dining and entertaining.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.9m x 2m (16'0" x 6'6")

Double glazed window to front aspect, built in storage cupboard, radiator, power points, stairs rising to first floor landing, stairs descending to basement, doors leading to rooms.

RECEPTION ONE 4.8m x 4.4m into bay (15'8" x 14'5" into bay)

Double glazed bay window to front aspect, original style cornicing, ceiling rose and high level skirting boards, period style fireplace, radiator, power point.

RECEPTION TWO 3.8m x 3.4m (12'5" x 11'1")

Dual aspect double glazed windows to rear and side aspects enjoying green views, feature woodburning stove with mantle over, radiator, power point.

KITCHEN 3.1m x 2.8m (10'2" x 9'2")

Double glazed window to rear aspect overlooking rear garden, double glazed door to side aspect providing access to rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, space and gas supply for 'Range' style oven, integrated fridge. Radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING

Access to loft via hatch, power points, doors leading to rooms.

BEDROOM ONE 4.9m x 3.4m (16'0" x 11'1")

Double glazed window to front aspect, an array of built in wardrobes, period style fireplace, radiator, power points.

BEDROOM TWO 3.8m x 3.3m (12'5" x 10'9")

Double glazed window to rear aspect enjoying park views, radiator, power points.

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

Double glazed window to rear aspect enjoying park views, radiator, power points.

BATHROOM 1.9m x 1.8m (6'2" x 5'10")

Double glazed window to side aspect, three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and panel bath with mixer tap and shower off mains supply over.

BASEMENT

STORE ROOM 3.8m x 2.9m (12'5" x 9'6")

Obscured double glazed window to utility room, accessed from ground floor hallway, benefitting from power points, door leading to utility room.

UTILITY ROOM 2.7m x 2.7m (8'10" x 8'10")

Obscured double glazed door to rear aspect, dual obscured double glazed windows to rear aspect. Low level base units with roll top work surface over, Belfast sink with mixer tap over, space and plumbing for washing machine and dishwasher, Worcester gas boiler.

EXTERIOR

FRONT OF PROPERTY

Walled boundaries, block paved storage area, gated path leading to garden and onto entrance.

REAR GARDEN

Mature garden that slopes down to and backs onto Memorial Park, mainly laid to lawn and offers a selection of well stocked flowerbeds, several small trees and a raised patio.

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

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

