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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 124.2 m<sup>2</sup> ... 1337 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

199 Bath Road, Keynsham, Bristol, BS31 1TD



Guide Price £480,000

A generously sized semi-detached house with options to develop further. A property that has been loved inside and out. The gardens and garages are simply wonderful adding to this desirable home.

- Ideal family home
- Very generous accommodation with scope to extend further
- STPP
- Three Bedrooms
- Two Reception Rooms
- Four Piece Bathroom
- Utility Room
- Beautiful Gardens
- Large Double Garage and Car Port
- Vendor Suited
- Close to Wellsway School



# 199 Bath Road, Keynsham, Bristol, BS31 1TD

More than meets the eye, a Semi-detached house, dating back to the 1930's that offer really generous living accommodation. A great family home with scope to extend and develop into the loft void as neighbours have already done, subject to consents.

We understand these properties were built originally for the workers at the local paper mill in Keynsham.

The property has a good set back from the road with a well maintained garden with a blend of flora including a Magnolia tree and a wonderful wisteria that will be full of purple blossom in the summer. There is a porch area before entering the entrance hall, where you first feel the openness of this home. To the right is a living room with a bay window and beautiful open fire place. Also from the hall you have a further reception room with doors to the rear veranda and also equipped with a feature fire place with a gas fire and wooden surround. The kitchen is a great size in a modern style and a great range of appliance/storage space. Just behind is utility room with a WC.

The first floor offers three spacious bedrooms which will accommodate lots of storage and furniture if needed. The Bathroom has a four piece suite including a wonder roll edge claw foot bath. Note the landing size which lends itself for a stairway to a loft conversion with ease.

Externally the rear garden is simply a joy to be within. This starts with the veranda that allows one to enjoy the garden all year around. Its crammed with beautiful flowers, shrubs and fruit trees. There are several seating areas, a pond with bridge over and a charming winding brick laid pathway.

You will then find the garage of 6.42m x 6.30m with eave storage then another car port of 6.52m x 3.19m with parking behind on a tarmac driveway accessed via a rear lane. If you needed more storage there are no less than four more within the curtilage!

## GROUND FLOOR

### PORCH 2.56m x 0.86m (8'4" x 2'9")

Double glazed sliding doors to the front aspect, with double glazed windows surround. Gas meter and storage cupboard.

### HALLWAY

Glazed door to the front aspect with stained glass, obscure single glazed circular window to the front aspect and double glazed window to the side aspect, stairs to the first floor with an under stairs storage cupboard housing the fuse box, electric meter and a radiator.

### LIVING ROOM 5.18m x 3.65m (16'11" x 11'11" )

Double glazed bay window to the front aspect, door to the hallway and kitchen, coved ceiling, two wall lights, feature fire place with a slate hearth and ornate wooden surround, bespoke wooden shelving, radiator and television aerial.

### KITCHEN 4.54m x 2.68m (14'10" x 8'9")

Door to the living room, door to the dining room, utility room and double glazed French doors to the rear aspect, A range of wall and base units with tiled splash backs, laminate work tops and a twin bowl ceramic sink with mixer taps. There are spaces for a Range style cooker, dishwasher and fridge freezer. Extractor hood, radiator and laminate floor. Some of the wall units have stained glass doors above with coloured lighting within.

### UTILITY ROOM 3.18m x 1.29m (10'5" x 4'2" )

Door to the side aspect, wall & Base units, sink with drainer, low level WC, space for a washing machine and wooden flooring.

### DINING ROOM 4.55m x 3.64m (14'11" x 11'11" )

Double glazed sliding doors to the rear aspect, door to the hallway and to the kitchen. Coved ceiling, two wall lights, fire place with a wooden mantle, marble hearth and inset coal effect gas fire, radiator and television aerial.

## FIRST FLOOR

### LANDING 3.60m x 2.73m (11'9" x 8'11" )

Obscure double glazed window to the side aspect, storage cupboard, radiator. Loft hatch with pull down ladder, power, light and partial boarding.

### BEDROOM ONE 5.37m to bay x 3.38m (17'7" to bay x 11'1" )

Double glazed bay window to the front aspect, coved ceiling, two fitted double wardrobes and a radiator.

### BEDROOM TWO 4.49m x 3.64m (14'8" x 11'11" )

Double glazed window to the rear aspect, two wall lights and a radiator.

### BEDROOM THREE 2.74m x 2.58m (8'11" x 8'5" )

Double glazed window to the front aspect and a radiator.

### BATHROOM 2.90m into door recess x 2.74m (9'6" into door recess x 8'11" )

Obscure double glazed window to the rear aspect, ceiling with plastic and wooden strip panels, partially tiled walls, extractor fan, radiator and vinyl flooring. There is a four piece suite comprising of a corner shower cubicle with a mixer shower over, roll edge claw foot bath, low level WC and pedestal wash hand basin.

### REAR GARDEN 18m long (59'0" long)

Enclosed by wooden fence and hedge borders, laid to lawn in the centre with planted borders of shrubs and flowers. There is a variety of trees and seating areas, with shingle to enjoy. A natural pond. Winding brick laid pathway and an outside tap.

There is a veranda measuring 5.31m x 2.68m complete with a chimenea, Garden shed measuring 1.97m x 1.35m with power and light, 2nd Shed measuring 2.73m x 2.19m with power and light. A side store with front and rear doors to give side access, measuring 8.55m x 3.20m fully enclosed with a polycarbonate roof and storage shelving.

### FRONT GARDEN

With fence and hedge borders and a wooden picket fence to the front. The garden is landscaped and laid to shingle stone mainly with a pathway, wooden shed, and enhanced with a Yew Tree Magnolia Tree, Fir Tree and a beautiful creeping wisteria up the side of the house. There is a side access door to the store which leads also to the rear garden.

### GARAGE 6.42m x 6.35 (21'0" x 20'9")

Two wooden doors opening to the lane and a single door from the rear garden, here you also have eave storage, work bench, power, light and wooden flooring over a concrete floor.

### CARPORT 6.52m max x 3.19m (21'4" max x 10'5" )

Alongside the garage and fully enclosed, double doors to the lane and a single door from the garden, part poly carbonate roof, eave storage, power, light and wooden flooring over a concrete base.

### DRIVEWAY

Laid to tarmac and provides space for two cars.

### TENURE

Freehold.

### COUNCIL TAX BAND

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

