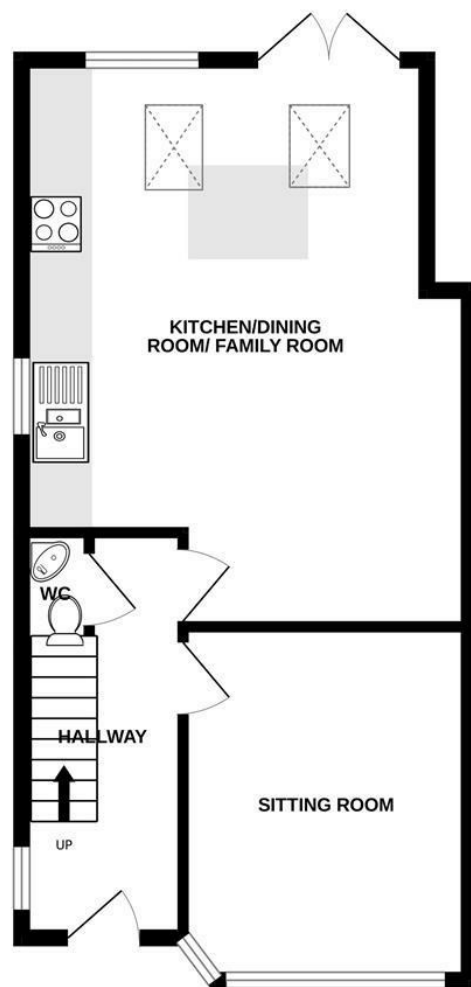


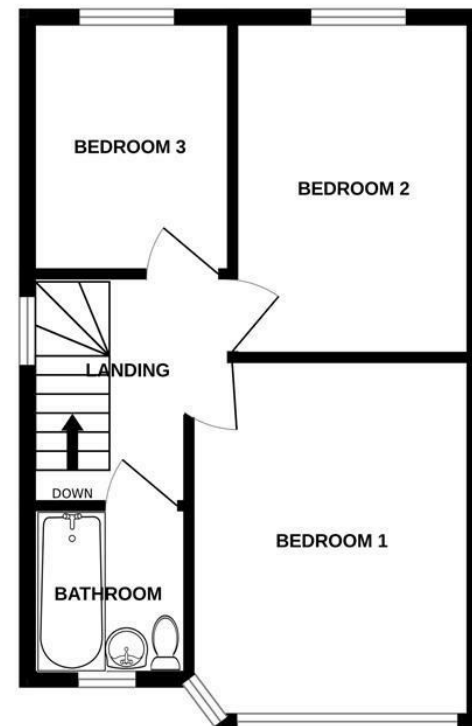
489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 872sq.ft. (81.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2 Tennyson Close, Keynsham, Bristol, BS31 2UJ



£410,000

A beautiful extended three bedroom semi detached home in a popular location. Offering an amazing kitchen diner / family space and a wonderful rear garden.

- Tucked away cul de sac location
- Off street parking
- Lovely characterful home
- Impressive extended kitchen diner / family room on the rear of the property
- Light bright separate front sitting room
- Full of charm and character
- Wonderful sunny rear garden with a generous seating area and lawned space
- Well located for access to Keynsham town centre
- Wellsway school catchment

[www.daviesandway.com](http://www.daviesandway.com)  
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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## 2 Tennyson Close, Keynsham, Bristol, BS31 2UJ

Located in a delightful cul de sac on Tennyson Close, Keynsham, Bristol, this charming semi-detached house offers a perfect blend of modern living and character. With three well-proportioned bedrooms, this property is ideal for families seeking a comfortable and inviting home.

The heart of the house is undoubtedly the modern extended kitchen diner and family room, which provides a spacious and welcoming environment for both cooking and entertaining. This area is designed to be the focal point of family life, allowing for easy interaction and a warm atmosphere.

The generous enclosed rear garden is a wonderful feature, providing a private outdoor space for relaxation, play, or gardening. It is perfect for enjoying sunny days or hosting gatherings with friends and family.

Additionally, the property benefits from off-street parking, ensuring convenience and ease for residents and visitors alike.

With its lovely charm and character, this home is not just a place to live, but a place to create lasting memories. If you are looking for a property that combines modern amenities with a warm, inviting feel, this semi-detached house on Tennyson Close is certainly worth considering.

### ENTRANCE HALL

Entry via a modern door with double glazed panels. Double glazed frosted window with a side aspect. Dark grey tiled floor. Staircase to first floor with storage underneath. Radiator.

### SITTING ROOM 3.74 into bay x 3.04 (12'3" into bay x 9'11")

A large double glazed bay window allows light to flood into the room. Entry to the room is via a traditional style wooden door. The room has a lovely feel to it with wood floorboards, deep skirting boards, shelves in the alcoves, a floor level storage cupboard in one of them and a feature fireplace.

### CLOAKROOM 1.27 x 0.78 (4'1" x 2'6")

Well positioned under the stairs it offers the extra modern conveniences people are looking for with a toilet and a corner vanity basin.

### KITCHEN DINER / FAMILY ROOM 6.01 max x 4.84 max (19'8" max x 15'10" max)

They say the kitchen is the heart of the home and this is true of this lovely home. The extended space has so much to offer. It comes supplied with ample wall and base units for storage with a mixture of cupboards and drawers with lots of wooden worktop space, an inset sink, mixer tap and tiled splashbacks. The home has plenty of built in appliances including a fridge freezer, dishwasher, microwave, oven, induction hob and a cooker hood everything a modern household requires. The centre island makes a wonderful spot to socialise with a breakfast bar which has matching storage units underneath and wood work tops. Above this island is a wonderful vaulted ceiling giving a great feeling of space and light with its two skylights letting light flood in. There is also two hanging industrial style lights for cosy evenings. To the rear of the room is a double glazed window overlooking the garden and double glazed French doors give access to the garden. Heating is supplied with two radiators.

### LANDING

Double glazed frosted side window. Loft access.

### BEDROOM 1 3.93 into bay window x 3.04 (12'10" into bay window x 9'11")

Double glazed bay window with a front aspect. Radiator.

### BEDROOM 2 3.62 x 2.56 (11'10" x 8'4")

Double glazed rear aspect window. Radiator.

### BEDROOM 3 2.73 x 2.17 (8'11" x 7'1")

Double glazed window with a rear aspect. Radiator.

### BATHROOM 1.84 x 1.67 (6'0" x 5'5")

Double glazed window with a front aspect. Panel bath with a mixer tap and personal shower attachment. Above is an electric shower and a glass shower screen. Pedestal basin. Toilet. Tiled floor and walls. Heated towel rail. Ceiling spot lights.

### OUTSIDE

#### FRONT

There is ample off street parking with a blocked paved driveway and a lawned area with a dwarf front wall. To the side is a gated access to the garden.

#### REAR GARDEN

This really is a lovely and generous sunny level garden. There is plenty of space on the patio area for alfresco dining or quiet time for a glass of wine as the sun goes down. This leads to the lawned area of the garden where a wooden shed / office is located which has power and light. The garden is enclosed by fencing to the side and rear and a side gate provides access

#### TENURE

Freehold

#### COUNCIL TAX

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 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 mains services connected  
Broadband 1800 mps. Source Ofcom  
Mobile phone EE O2 Three Vodafone outside. All likely. Source Ofcom

