



DAVIES & WAY

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276 Bath Road, Keynsham, Bristol, BS31 1TG



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Price Guide £575,000

A simply stunning bay fronted semi detached house with a south facing rear garden, rural views and a garden annex.

- Beautifully presented throughout, sympathetically modernised and updated.
- Level south facing rear garden & lovely views.
- Entrance hall and downstairs cloak/WC
- Sitting Room with bay window
- Superb open plan kitchen & dining room with quality fittings and built in appliances.
- Garden room with bifold doors leading to garden.
- 3 bedrooms
- Bathroom with 4 piece suite.
- Driveway parking and rear access.
- Detached garden annex comprising studio with shower room



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276 Bath Road, Keynsham, Bristol, BS31 1TG

This classic double bay fronted 1930s semi detached house enjoys an enviable position well set back from the Bath Road with a south facing level rear garden and widespread rural views to the rear. The property is beautifully presented throughout and very cared for by the present owners. It has a traditional layout, the ground floor being approached through an entrance porch to a hallway, with a bay windowed sitting room with feature fireplace to the front of the property and to the rear an open plan 'L' shaped kitchen and dining area. The kitchen is furnished with a range of 'Timbercraft' units in an appealing contemporary design in gloss grey with quality built in appliances. Adjacent to the dining room is the garden room providing a perfect area to relax with four panel bi-fold doors opening onto the level rear garden. The first floor has three bedrooms and a large family bathroom with bath and separate shower enclosure.

On the outside there is a gated driveway to the front of the property providing off street parking as well as a rear access. The back garden is a particular feature of the property being southerly facing, level and enclosed and at the far end of the plot what was a former garage has been converted to provide a detached garden studio comprising a studio room with en suite shower room. Beyond the studio with an external access is a room presently used as a utility room but which could easily be accessed from the studio to provide a kitchen enabling the unit be self contained (subject to any necessary consents).

The property is a few minutes walk of Morrisons Daily convenience store on the opposite side of the road and Flourish Farm Shop and café. Nearby Saltford has a range of day to day amenities and Waitrose at Keynsham under a mile away as is the Wellsway School Campus. The Town of Keynsham which has a railway station and wider range of day to day amenities is 1.6 miles away. The cities of Bristol and Bath are readily commutable with a bus stop a stones throw away.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

Double glazed entrance doors with half moon fan light above to

ENTRANCE PORCH

Cupboard with Worcester gas fired combination boiler, multi pane inner door with matching top and side screens leading to

HALLWAY

Staircase rising to first floor with turned spindle balustrading. Electrics Cupboard. Radiator.

CLOAK/WC

Double glazed window to side aspect, wc with concealed cistern and corner wash basin with tiled splash back, radiator.

SITTING ROOM 4.30m into bay x 3.80m (14'1" into bay x 12'5")

Double glazed bay window to front aspect, covered radiator, picture rail. Attractive fireplace with timber surround and living flame gas fire. Built in alcove cupboard and shelving.

OPEN PLAN KITCHEN/DINING ROOM 'l' shaped 5.92m x 4.82m 9 (reducing to) 4.0m ('l' shaped 19'5" x 15'9" 29'6" (reducing to) 13'1")

Vertical radiator, picture rail. The kitchen area is beautifully fitted with a range of 'Timbercraft' kitchen units in gloss grey with contrasting corian worksurfaces and up stands. The units provide a good range of drawer and cupboard storage space featuring a pull out larder unit, breakfast bar and inset one and a quarter bowl sink unit with mixer tap, built in Neff appliances (including twin hide and slide ovens), fridge, freezer, five ring gas hob with canopied extractor hood above and integrated dishwasher. Ceiling mounted downlighters, double glazed window overlooking the rear garden.

GARDEN ROOM 3.40m x 2.27m (11'1" x 7'5")

Vaulted ceiling with two double glazed velux windows. Aluminium framed four panel double glazed bi-fold doors opening onto the rear garden, vertical radiator, tiled floor. Ceiling mounted downlighters.

FIRST FLOOR

LANDING

Double glazed window to side aspect.

BEDROOM 4.46m into bay x 3.27m (14'7" into bay x 10'8")

Double glazed bay window to front aspect, covered radiator. Picture rail.

BEDROOM 4.0m x 3.52m (13'1" x 11'6")

Double glazed window to rear aspect with views across open countryside, covered radiator. Picture rail.

BEDROOM 2.54m x 2.50m (8'3" x 8'2")

Double glazed window to front aspect. Radiator. Access to roof space.

BATHROOM 2.22m x 2.45m (7'3" x 8'0")

Double glazed windows to rear and side aspects. Fully tiled walls and floor, ceiling mounted downlighters, heated towel rail. Luxury white suite comprising wc with concealed cistern, bath with rain fall mixer tap, wall mounted wash basin with mixer tap and mirrored cabinet and fully tiled shower enclosure with rain head and hand held thermostatic shower fittings.

OUTSIDE

FRONT GARDEN

Setting the property well back from the Bath Road, there is a brick walled boundary with double timber gates accessing a tarmacadam driveway and a paved pathway to one side together with a level lawn with a screening hedge from the neighbouring property. There is a gated side access.

SOUTHERLY FACING REAR GARDEN 14.5m x 7m (47'6" x 22'11")

A lovely feature of the property the garden is level and enclosed by timber fencing it comprises a paved patio terrace immediately to the rear of the property providing an ideal area for outdoor entertaining, beyond which it is laid to lawn with Japanese flowering cherry and cherry plum trees. An outside tap and light are provided.

GARDEN ANNEXE

The detached garden annexe is situated at the far end of the garden and comprises

STUDIO LIVING ROOM 5.20m x 3.88m (17'0" x 12'8")

Tiled floor, corner double glazed bi-fold doors, ceiling mounted downlighters, electric underfloor heating, entry phone to rear access.

EN SUITE SHOWER ROOM (included in measurements)

Double glazed window to side aspect, tiled floor. White suite with chrome finished fittings comprising wc, wash basin with tiled splashback and cupboard beneath, heated towel rail. Fully tiled shower cubicle with electric independent shower and extractor fan.

UTILITY ROOM overall 3.92m x 1.76m (overall 12'10" x 5'9")

With an external access and plumbing for washing machine and further appliance and storage space. This room could be merged with the studio room to provide self contained accommodation if required and subject to any necessary consents.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, 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.

ADDITIONAL INFORMATION

We understand the property has the benefit of a rear access to a pedestrian gate and what was originally the garage (now converted to the studio)
All mains services - Water, Drainage, Electricity, Gas
Ultrafast 1000Mbps broadband available. Source - Ofcom
Mobile Phone coverage via EE, Three, Vodafone and O2 likely available externally and limited internally. Source - Ofcom.

