

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

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

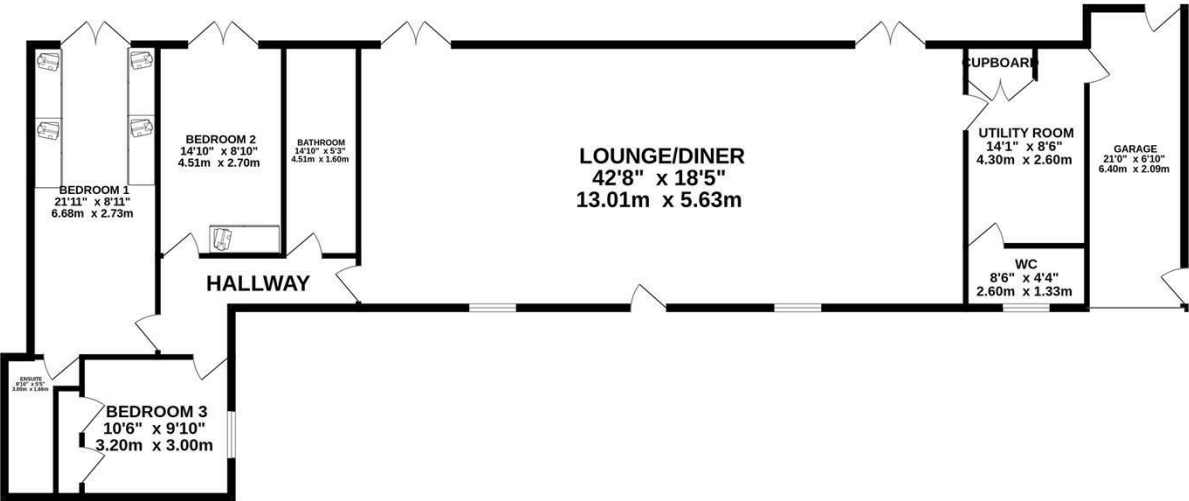
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Uplands Wellsway, Keynsham, Bristol, BS31 2SZ



£2,900 Per Month

GROUND FLOOR
1720 sq.ft. (159.8 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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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Uplands Wellsway, Keynsham, Bristol, BS31 2SZ

We are delighted to present this exquisite three-bedroom barn conversion located at 4 Horse Barn, Uplands, Wellsway, Keynsham, Bristol. This charming property offers a unique blend of modern living and rustic charm, making it an ideal home for families or those seeking a tranquil retreat.

Upon entering, you are welcomed into a spacious open-plan living area, adorned with elegant wooden flooring and a cosy log wood burner, perfect for those chilly evenings. The living space is bathed in natural light, thanks to two patio doors that lead directly to the enclosed rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen is a chef's dream, featuring an array of soft-close wall and base units, a gas hob with six burners, and Neff double ovens, ensuring you have all the tools needed for culinary delights. The integrated dishwasher and filtered water tap add to the convenience, while the freestanding American-style fridge/freezer and breakfast bar make this space both functional and inviting. Adjacent to the kitchen, the utility room is equipped with additional storage and includes a freestanding washing machine and dryer, along with a handy WC for guests.

The property boasts three well-appointed bedrooms, each thoughtfully designed for comfort. The main bedroom features built-in wardrobes, patio doors to the garden, and an en-suite bathroom for added privacy. The second bedroom also benefits from built-in wardrobes and garden access, while the third bedroom overlooking the charming courtyard.

The family bathroom is well-equipped with a three-piece suite, including a bidet and a separate double shower, catering to all your needs. Outside, the enclosed rear garden is a delightful space, laid to lawn with a patio area, perfect for entertaining or relaxing in the sun. Several storage sheds are provided for your convenience.

This property also includes a garage and a carport, offering parking for two vehicles.

