

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP Tel: 0117 986 3681 Fax: 01179 868220
e-mail: keynsham@daviesandway.com

15 Reynolds Close Keynsham Bristol BS31 1LX



A well-cared for three double bedroom, semi-detached home located within a residential cul-de-sac on the Wellsway side of town that boasts close proximity to town centre amenities.

* Front and rear gardens * Off street parking * Garage * Entrance reception room * Extended lounge * Conservatory * Kitchen * Landing * Three double bedrooms * Family bathroom *



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Located at the end of a residential cul-de-sac, this deceptively spacious three double bedroom home offers a generous accommodation well-suited to growing families. The property benefits from a ground floor extension, a conservatory to the rear and further scope for extension and remodelling (subject to obtaining necessary consents).

The accommodation in brief comprises a spacious 'L-shaped' entrance reception room currently being utilised as a dining room, an extended lounge measuring 5m (16' 4") in length which leads to a conservatory. The ground floor accommodation is completed by a modern kitchen to the rear. The first floor offers three double bedrooms and a large family bathroom.

Externally the property benefits from low maintenance front, rear and side gardens, off street parking and single garage.

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

GROUND FLOOR

ENTRANCE RECEPTION ROOM: 5.2m x 4.8m (17' x 15' 8") to maximum points. An 'L-shaped' room with double glazed windows to front and side aspects, radiators, power points, stairs rising to first floor landing, doors to rooms.

LOUNGE: 5m x 4.3m (16' 4" x 14' 1") to maximum points. Double glazed window to side aspect, glazed patio door to rear aspect leading to conservatory, feature gas flame effect fire with wooden mantle. Radiator, power points.

CONSERVATORY: 3.25m x 1.85m (10' 7" x 6') to maximum points. Wooden double glazed windows to rear and side aspects, wooden double glazed sliding door to side aspect leading to rear garden, power points.

KITCHEN: 3.35m x 3.05m (11' x 10') to maximum points. Double glazed window to rear aspect overlooking rear garden, glazed door to side aspect leading to rear garden. Kitchen comprising range of wall and base units with rolled top work surfaces, bowl and a quarter stainless steel sink with mixer tap over. Integrated double electric oven, four ring gas hob with extractor fan over, integrated low level fridge and freezer, space and plumbing for washing machine. Power points, radiator, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING: 1.8m x 1.35m (5' 10" x 4' 5") to maximum points. Doors to rooms.

BEDROOM ONE: 4.2m x 3.05m (13' 9" x 10') to maximum points. Double glazed window to rear aspect overlooking rear garden. An array of built in cupboards and wardrobes, radiator, power points.

BEDROOM TWO: 3.35m x 3.05m (11' x 10') to maximum points. Double glazed window to rear aspect overlooking rear garden, radiator, power points.

BEDROOM THREE: 3.25m x 2.8m (10' 7" x 9' 2") to maximum points. Double glazed window to front aspect, built in storage cupboard, power points.

BATHROOM: 2.55m x 2.35m (8' 4" x 7' 8") to maximum points. Obscured double glazed window to side aspect. Matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with electric shower over, built in storage cupboard, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY: Mainly laid to lawn with fence and shrub boundaries, off street parking accessed via dropped kerb and providing access to garage. Gated path leading to rear garden, path to front door.

REAR GARDEN: Mainly laid to stone chippings with fence and shrub boundaries, patios, access to side of property.


SIDE OF PROPERTY: Mainly laid to blocked paving, accessed from kitchen providing pedestrian access to garage, gate leading to front of property.

GARAGE: 4.9m x 2.4m (16' x 7' 10") to maximum points. Accessed via double doors with pedestrian access to side garden, wall mounted gas combination boiler, power and lighting.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 0117 986 3681

REF UWK2520



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 61.9 SQ.M.
(666 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.8 SQ.M.
(450 SQ.FT.)

TOTAL APPROX. FLOOR AREA 103.7 SQ.M. (1116 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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