

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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200 Bath Road Keynsham Bristol BS31 1TF



£465,000

**\*BUYERS INCENTIVES AVAILABLE\*** (-see agents notes) A brand new detached house in a prime position on the eastern edge of Keynsham offering excellent family accommodation convenient for access to the Wellsway Academy and the swift transport links to Bristol and Bath.

\* Approx 1743 sq ft in total \* entrance hall \* downstairs cloak/wc \* living room with bi-fold doors to garden \* kitchen/dining room with built in appliances \* study \* 4 double bedrooms 2 with en suite shower rooms \* bathroom \* garage \* parking \* south facing enclosed rear garden \* help to buy available \*



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# 200 Bath Road Keynsham Bristol BS31 1TF

Avon Valley Gardens is a small development of just four new homes on the eastern edge of Keynsham which has been constructed by Woodstock Homes, a leading south west home builder. The properties are completed and ready to move into. Buyers have the option to purchase with the Government Help to Buy Scheme if required. The properties are set on a private cul de sac just off the Bath Road and have the advantage of enclosed southerly facing rear gardens.

Internally the well specified accommodation is arranged over three floors with a very practical design ideal for family occupation or perhaps for those downsizing from a larger property who wish to keep future maintenance needs and costs to a minimum.

On the ground floor there is an entrance hall with two built in cupboards and a cloakroom/wc. Running the full width of the property at the rear is the living room which has bi-folding doors opening onto the rear garden. There is a well proportioned kitchen/dining room with a bay window to the front aspect. The kitchen is furnished with an excellent range of contemporary units with quartz work tops and a full range of built in appliances.

To the first floor there is useful study and three double bedrooms with the master bedroom overlooking the rear of the property with a dressing room and en suite shower room. The other bedrooms are served by a well appointed family bathroom. On the upper floor there is a further large double bedroom with en suite shower room.

On the outside there is a block paved driveway, parking area and a garage. The rear garden is enclosed by timber fencing and comprises a paved patio and lawn.

Avon Valley Gardens enjoys a most convenient position with excellent transport links to Bristol and Bath and Waitrose Supermarket just a short walk away. Also close by is Wellsway Academy. The village of Saltford is approximately a mile to the east with a good range of local shops and amenities, picturesque riverside walks and a 18 hole golf course. Just over a mile away is Keynsham High Street with its wider range of shopping facilities, leisure centre, memorial park, community activities and railway station. There are excellent local bus services to Bristol and Bath which are 6 miles and 7.5 miles distant respectively both offering a renowned range of larger city amenities including shopping, educational and cultural facilities.

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

## GROUND FLOOR

**CANOPIED ENTRANCE PORCH:** Entrance door with glazed side panel leading to

**HALLWAY:** Radiator, cloaks cupboard and further built in cupboard, staircase rising to first floor.

**DOWNSTAIRS CLOAKROOM/WC:** Obscure glazed window to side aspect, radiator. White suite with chrome finished fittings comprising low level wc, wall hung wash hand basin with tiled splash back and mixer tap.

**LIVING ROOM:** 5.0m x 4.55m (16' 4" x 14' 11") Window overlooking the rear garden and bi-folding door to patio terrace, two radiators.

**KITCHEN/DINING ROOM:** 7.30m (23' 11") into bay x 2.84m (9' 3")

**DINING AREA:** Bay window to front aspect with radiator beneath, tiled floor.

**KITCHEN AREA:** Tiled floor, ceiling mounted downlighters. Furnished with an excellent range of contemporary style wall and floor units providing drawer and cupboard storage space finished in cream with contrasting quartz work surfaces and tiled surrounds. Inset one and a quarter bowl sink unit with mixer tap, under pelmet lighting, built in appliances including five burner stainless steel gas hob with canopied extractor hood above and stainless steel double oven and microwave, integrated refrigerator/freezer, dishwasher and washer/dryer.

## FIRST FLOOR

**LANDING:** Staircase rising to second floor, obscure glazed window, radiator, tank cupboard with pressurised hot water cylinder.

**MASTER BEDROOM:** 4.80m x 2.88m (15' 8" x 9' 5") Window to rear aspect, radiator.

**DRESSING ROOM:** 2.12m x 2.02m (6' 11" x 6' 7") Ceiling mounted downlighters.

**EN SUITE SHOWER ROOM:** Obscure glazed window to rear aspect, heated towel rail. White suite with chrome finished fittings comprising low level wc, wall hung wash hand basin with tiled surrounds, fully tiled shower enclosure with thermostatic shower head, ceiling mounted downlighters.

**BEDROOM TWO:** 5.93m x 2.94m (19' 5" x 9' 7") Windows to front and rear aspects, two radiators.

**BEDROOM THREE:** 3.65m (12') into bay x 2.88m (9' 5") Bay window to front aspect, radiator.

**STUDY:** 2.02m x 1.72m (6' 7" x 5' 7") Window to front aspect, radiator.

**FAMILY BATHROOM:** Obscure glazed window to side aspect. White suite with chrome finished fittings comprising low level wc, wall hung wash hand basin with mixer tap, bath with glass shower screen and over bath mixer shower. Attractive tiled surrounds, ceiling mounted downlighters, heated towel rail.

## SECOND FLOOR

**GUEST SUITE:** Maximum measurements (including en suite) 7.05m x 4.99m (23' 1" x 16' 4") Window to rear aspect, access to roof space and eaves. Velux style window to front, two radiators.

**EN SUITE SHOWER ROOM:** Velux window, attractive tiled walls. White suite with chrome finished fittings comprising low level wc, wall hung wash hand basin, walk in shower with thermostatic shower head, ceiling mounted downlighters, heated towel rail.

## OUTSIDE

To the **FRONT** of the property there is a block paved driveway and further parking area and a cultivated shrub bed. A side access leads to the **REAR GARDEN** approximately 10.4m x 5.92m (34' 1" x 19' 5") which is level and enclosed by timber fencing. The garden is laid to lawn with a paved patio and outside water tap provided. It has an appealing southerly facing aspect.

**GARAGE:** 6.0m x 3.0m (19' 8" x 9' 10") Up and over entrance door, door to garden. Wall mounted gas fired boiler, power and light connected.

**AGENTS NOTE:** The developer will consider Part Exchange against this property. Stamp duty will be paid & a £1000 furniture voucher will be provided upon completion. Floor coverings are included throughout.

The land to the south of Avon Valley Gardens has planning consent granted for residential development. BANES Planning REF: 16/00850/OUT. Interested parties are advised to familiarise themselves with the application on the website of Bath and North East Somerset Council. The master plan for the current consent will be available for inspection during your viewing. The concept master plan indicates sports pitches will be situated on the southern side of the properties with the grounds of a new primary school and residential development beyond.

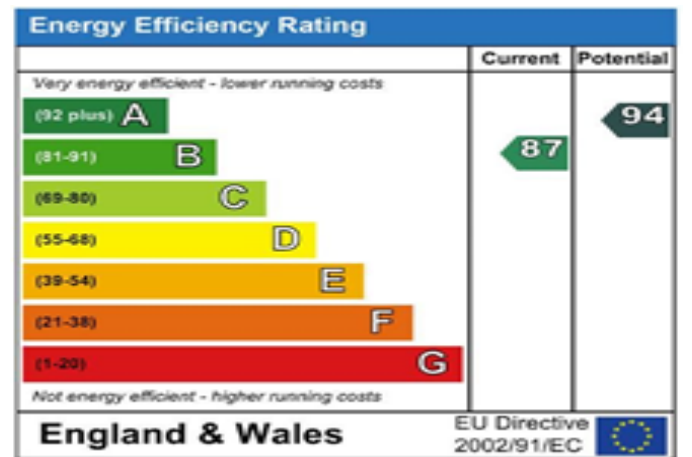
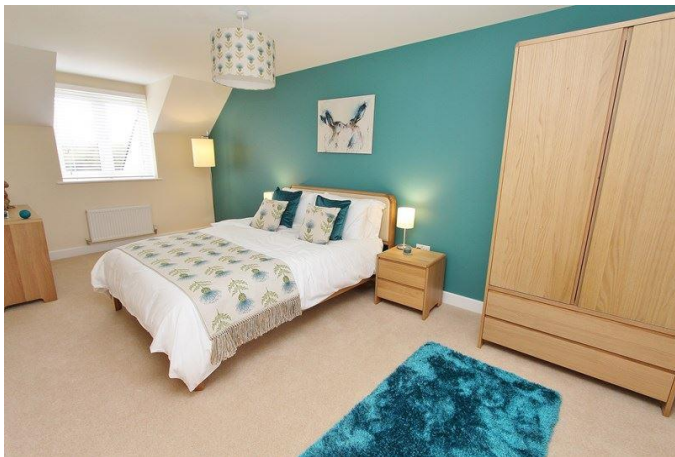
**PLEASE NOTE:** The internal photographs on these particulars are of an identical house type but relate to another plot. Finishes, carpets, decorations & kitchen & bathroom fittings will vary from that shown.

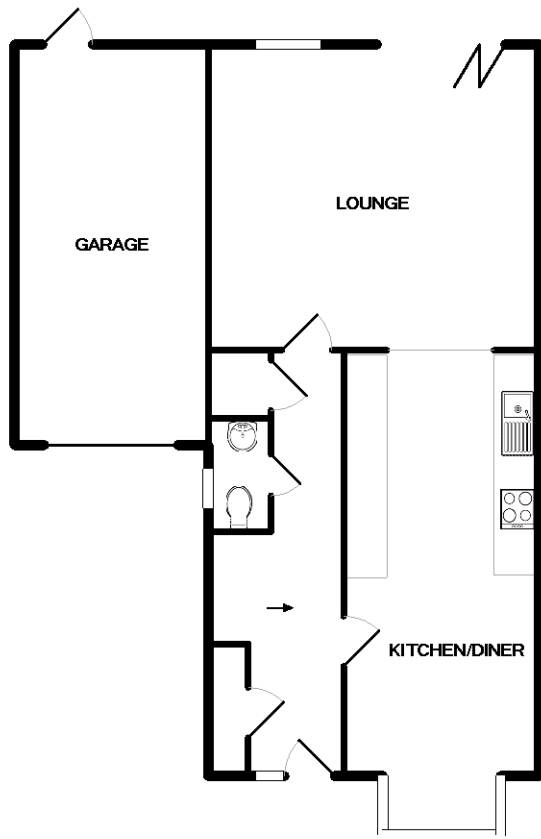
**DIRECTIONS:** From our office in Bath Road Saltford proceed on the A4 in the direction of Keynsham and the property will be found on the left hand side recognised by the for sale board just beyond the turning on the right for Pixash Lane.

**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400**

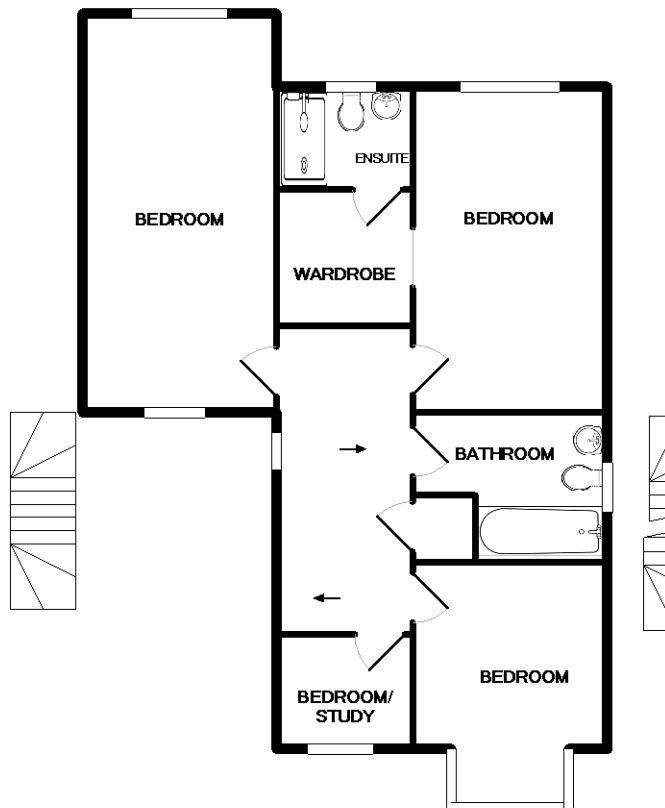
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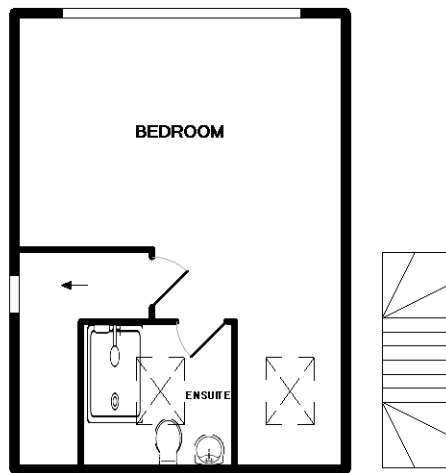




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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**DATA PROTECTION ACT 1998:** Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.