

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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198 Bath Road Keynsham Bristol BS31 1TF



£425,000

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

* Approx 1442 sq ft in total * entrance hall * downstairs cloak/wc * living room with bi-fold doors to garden * kitchen/dining room with built in appliances * 4 bedrooms en suite shower room to master * bathroom * garage * parking * south facing enclosed rear garden * help to buy available



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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 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 are 2 generously sized bedrooms with the master bedroom with an en suite shower room together with a well appointed family bathroom. On the upper floor there are 2 further bedrooms.

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, tank cupboard with pressurised hot water cylinder and understairs cloaks 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: 4.68m x 4.52m (15' 4" x 14' 9") Window overlooking the rear garden and bi-folding door to patio terrace, two radiators.

KITCHEN/DINING ROOM: 7.30m (23' 11") into bay x 2.53m (8' 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 grey with black 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, window, radiator, built in cupboard.

MASTER BEDROOM: 4.70m x 3.93m (into bay) (15' 5" x 12' 10"

(into bay) Bay window to front aspect, radiator.

EN SUITE SHOWER ROOM: 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: 4.67m x 2.82m (15' 3" x 9' 3") Window to rear aspect, radiator.

FAMILY BATHROOM: 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

LANDING: Window to side aspect, radiator.

BEDROOM THREE: 4.68m x 4.06m (15' 4" x 13' 3") (maximum measurements). Window to rear aspect, radiator.

BEDROOM FOUR: 3.48m x 2.80m (11' 5" x 9' 2") . Velux style window to front, radiator, access to undereaves and walk in cupboard..

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 9.6 m x 6.68m (31' 5" x 21' 10") 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 NOTES: 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

REF UWR1079

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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	





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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.