

| 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                                   | 60                      | 71        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Charlton Road, Keynsham, Bristol, BS31

Approximate Area = 1387 sq ft / 128.8 sq m  
Garage = 229 sq ft / 21.3 sq m  
Total = 1616 sq ft / 150.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1510073



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DAVIES & WAY

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72 Charlton Road, Keynsham, Bristol, BS31 2JE



£565,000

Located conveniently for local amenities, this detached bungalow offers spacious accommodation boasting a fantastic rear garden.

- Detached ▪ Bungalow ▪ Driveway ▪ Garage ▪ Entrance hallway ▪ Lounge ▪ Kitchen/Breakfast room ▪ Three/Four bedrooms ▪ Garden ▪ Convenient location



72 Charlton Road, Keynsham, Bristol, BS31 2JE

Ideally positioned in the heart of Keynsham, this attractive detached bungalow enjoys convenient access to the High Street and local amenities. The property offers generous and well cared for accommodation, complemented by a beautiful rear garden.

Upon entering, a welcoming and spacious entrance hallway provides access to the ground floor rooms. These include a living room featuring sliding patio doors that open out onto the rear garden, a formal dining room perfect for entertaining, and two double bedrooms. The ground floor also hosts a kitchen/breakfast room overlooking the garden and a four-piece family bathroom. Upstairs, a generous landing leads to a third bedroom, complete with an adjoining dressing room.

To the rear, the property boasts a generously sized garden, thoughtfully landscaped to include an array of mature shrubs and established plants such as grape vines, wisteria, and range of fruit trees. Further benefits include a timber summerhouse and a detached single garage while the front garden features a blend of lawn and decorative chippings, bordered by evergreen shrubs, and providing a driveway with ample parking for multiple vehicles.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Doors leading to ground floor rooms and staircase to first floor with storage cupboard below. Cupboard housing gas Vaillant combination boiler. Radiators and power points.

RECEPTION ROOM ONE 3.9m x 3.6m (12'9" x 11'9" )

Double glazed sliding door leading to rear garden, fireplace with stone surround, radiator and power points.

RECEPTION ROOM/BEDROOM FOUR 3.9m x 3.6m (12'9" x 11'9" )

Double glazed bay window to front aspect with wooden ledge and a window to side aspect. Radiator and power points.

KITCHEN/BREAKFAST ROOM 6.6m x 2.4m (21'7" x 7'10" )

Double glazed windows and door to rear garden. Matching wall and base units with work surfaces over and integrated appliances including dishwasher, Double oven and Neff five ring induction hob with extractor over. Space for fridge/freezer, tiled splashbacks and a one and a quarter sink with mixer tap over. Radiator and power points.

BEDROOM ONE 3.9m x 3.6m (12'9" x 11'9" )

Double glazed bay window to front aspect with wooden ledge, built in fitted wardrobes, radiator and power points.

BEDROOM TWO 3.9m x 3.6m (12'9" x 11'9" )

to maximum points. Double glazed sliding door to rear garden, radiator and power points.

BATHROOM 2.6m x 2.5m (8'6" x 8'2" )

Double glazed obscured window to side aspect, walk in shower cubicle with electric shower, panelled bath with mixer tap and a shower head attachment. Wash hand basin vanity unit with storage below and a mixer tap over. Low level WC, storage cupboards, halfway tiled walls and a heated towel rail.

FIRST FLOOR

LANDING

Velux window to side aspect, storage cupboards in eaves and door leading to bedroom four.

BEDROOM THREE 4.4m x 3.4m (14'5" x 11'1" )

Velux windows to rear and side aspect, storage cupboards in eaves and door leading to dressing room, radiator and power points.

DRESSING ROOM 2m x 1.6m (6'6" x 5'2" )

Hanging rails and an extractor fan.

EXTERIOR

FRONT OF PROPERTY

Mainly laid to chipping accessed via a dropped kerb providing off street parking for ample vehicles, lawn and flower bed. A vast array of plants and evergreen shrubbery and gated access leading to rear garden and single detached garage.

REAR GARDEN

Landscaped with a choice of areas for outdoor seating including area of laid to chipping and patio area. Mainly laid to lawn with well established plants including a range of ferns, grape vines, and an apple tree. Wooden pergolas with wisteria growing over, pathway leading to bottom of garden and a timber summer house.

GARAGE

Up and over garage door and power points.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. 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

There are historic covenants on the property.

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

