



G R E G O R Y S
— E S T A T E A G E N T S —

18 Octavius Road
Bristol, BS31 2GU

Offers in Excess of £330,000



Presented to an extremely high standard and benefitting a sunny south facing rear garden is this contemporary end of terrace property. Constructed by Messrs 'Taylor Wimpey' circa 2020, this two bedroom home sits proudly in the popular Somerdale development, positioned only a short distance to Keynsham High Street and Train Station. Internally the spacious accommodation provides an open plan feel to the ground floor with one large reception room offering a lounge, dining and kitchen area. The kitchen offers an impressive array of fitted units and appliances, whilst the 'French' doors lead directly onto the sunny garden. In addition an entrance hallway, downstairs cloakroom and handy utility cupboard (housing the boiler and washing machine) complete the ground floor. To the first floor two double bedrooms and a size-able bathroom can be found. In addition to the rear garden, a driveway can be found to the front aspect providing off street parking for two/three vehicles. An internal viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door with obscure double glazed insert and matching side panel window to the front aspect, 'Karndean' flooring, double doors leading to the utility cupboard, doors to the cloakroom and living room

UTILITY CUPBOARD

Space and plumbing for a washing machine, a wall mounted gas combination boiler

CLOAKROOM

A two piece white suite comprising a low level wc and pedestal wash hand basin, tiled splash back, extractor fan, radiator, obscure double glazed window to the front aspect

OPEN PLAN LIVING ROOM 21' 4" x 13' 1" (6.51m x 4.00m)

The kitchen comprises a large selection of matching wall and base units with roll top work surfaces over and matching up-stands, integrated appliances include a slim line dishwasher, a fridge/freezer, oven and gas hob with extractor hood over and stainless steel splash backs, spot lighting, radiator, double glazed 'French' doors and matching side panel windows leading to the rear garden, Karndean flooring, stairs leading to the first floor

FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, radiator, doors to rooms

BEDROOM ONE 13' 1" x 10' 4" (4.00m x 3.15m)

Double glazed window to the rear aspect, radiator

BEDROOM TWO 13' 1" x 8' 2" (4.00m x 2.50m)

(Measurements taken to the maximum point) Two double glazed windows to the front aspect, radiator, large storage cupboard

BATHROOM 6' 8" x 6' 3" (2.02m x 1.90m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with shower mixer taps over, tiled splash backs, radiator, extractor fan, tiled effect vinyl flooring

FRONT GARDEN

Border of plants and shrubs, pathway leading to the property, a driveway providing off street parking for two vehicles, side pedestrian access gate leading to the rear garden

REAR GARDEN

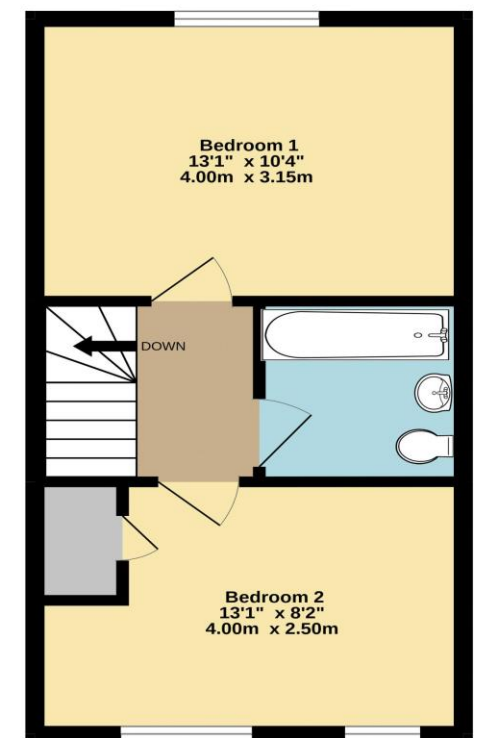
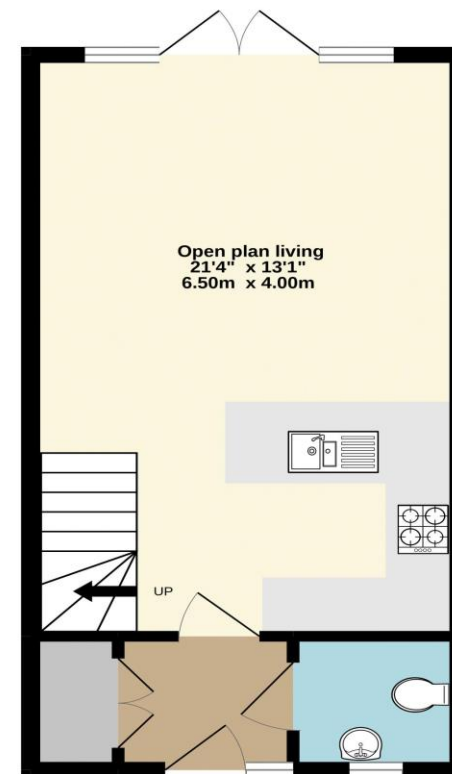
Enjoying a southerly aspect this larger than average rear garden is laid to lawn with patio laid to paving, side pedestrian access gate, all enclosed by boundary fencing





Ground Floor
348 sq.ft. (32.3 sq.m.) approx.

1st Floor
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 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.