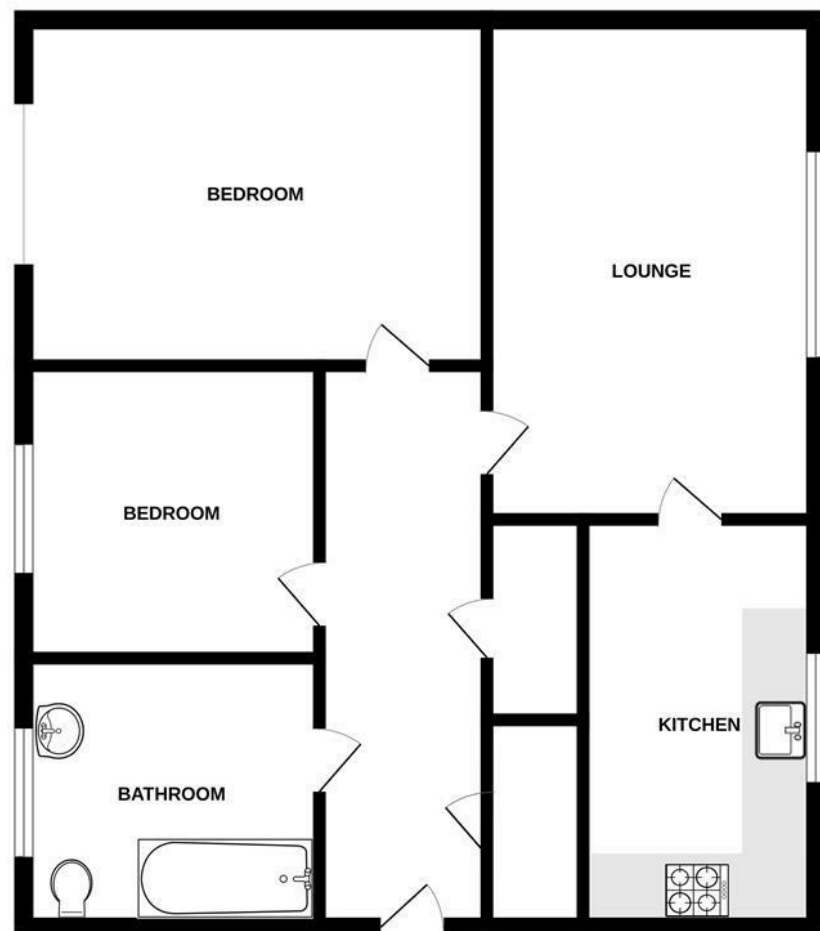


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	68	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



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. Made with Metropix ©2023

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

30 Fairacres Close, Keynsham, Bristol, BS31 1TT



£135,000

A good example of a well cared for, bright and airy two bedroom retirement apartment that enjoys delightful views from the first floor.

- Retirement complex for the aged 55 and above
- Communal hallway
- Entrance hall
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Situated on the first floor



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## 30 Fairacres Close, Keynsham, Bristol, BS31 1TT

Number 30 Fairacres Close is situated on the first floor of this popular development and making it an ideal purchase for those downsizing.

Internally the property enjoys pretty views from the majority of rooms and benefits from an abundance of light throughout. The accommodation comprises of a communal entrance hallway, private hallway with several built in storage cupboards, lounge, modern kitchen, two well balanced bedrooms and large bathroom.

Externally the complex benefits from well tended communal gardens with clothes drying area and off street parking allocated on a first come first served basis.

### COMMUNAL ENTRANCE HALLWAY

Secure telephone entry system and stairs providing access to first floor and into flat.

### INTERNAL HALLWAY 4.6m x 4.3m (15'1" x 14'1")

Built in storage cupboards, electric heater, power points, doors to rooms.

### LOUNGE 4.7m x 3m (15'5" x 9'10")

Double glazed window to front aspect, electric heater, power points, door to kitchen.

### KITCHEN 3.2m x 2.2m (10'5" x 7'2")

Double glazed window to front aspect, kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, space and electric supply for oven with extractor fan over, space and plumbing for washing machine, space and power for upright fridge/freezer, power points, tiled splashbacks to all wet areas.

### BEDROOM ONE 3.9m x 3.3m (12'9" x 10'9")

Double glazed window to front aspect, an array of built in storage cupboards and wardrobes, electric heater, power points.

### BEDROOM TWO 2.8m x 2.6m (9'2" x 8'6")

Double glazed window to rear aspect, electric heater, power points.

### BATHROOM 2.7m x 1.9m (8'10" x 6'2")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled path with electric shower over, electric heater, tiled splashbacks to all wet areas.

### TENURE

This property is leasehold. The Lease is for 125 years from 1st January 1989. The service charges payable are £3,225.46 per annum with a peppercorn ground rent.

### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://www.gov.uk) website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

[https://www.gov.uk/guidance/using-coal-mining-](https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer)

[information#coal-authority-interactive-map-viewer](https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer)

Find conservation areas | Bath and North East

Somerset Council ([bathnes.gov.uk](http://bathnes.gov.uk))

[https://www.bristol.gov.uk/residents/planning-and-](https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas)

[building-regulations/conservation-listed-buildings-and-](https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas)

[the-historic-environment/conservation-areas](https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas)

Asbestos was used as a building material in many

properties built from the 1930's through to

approximately the year 2000.

