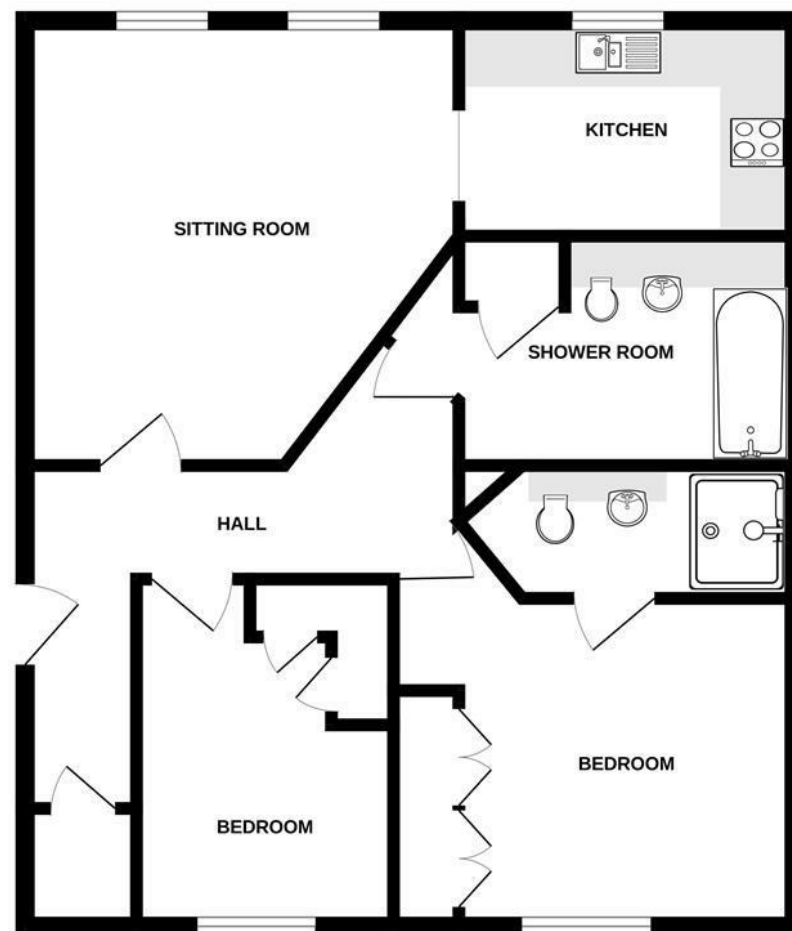


1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

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

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.
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www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

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4 The Willows Culvers Road, Keynsham, Bristol, BS31 2DJ



£225,000

A well presented two bedroom apartment situated in a convenient location near by local amenities.

- No onward chain
- Apartment
- Entrance hallway
- Living room
- Kitchen
- Two bedrooms
- Ensuite
- Bathroom
- Allocated parking
- Convenient location



4 The Willows Culvers Road, Keynsham, Bristol, BS31 2DJ

A well presented two bedroom apartment situated in a convenient location a stone's throw away from Keynsham High Street and public transport.

Entered through a communal entrance hallway accessed via a secure telephone entry system with stairs leading to the first floor to access 4 The Willows. Once inside the apartment it comprises of an entrance hallway with useful storage cupboards, a spacious living room, kitchen, two well proportioned bedrooms (both benefiting from built in wardrobes) with the master benefiting from an ensuite shower room. The apartment is completed with a good sized family bathroom.

Externally the property benefits from one allocated parking space.

INTERIOR

COMMUNAL ENTRANCE

Accessed via a secure telephone entry system, stairs leading to first floor providing access to 4 The Willows.

ENTRANCE HALLWAY 4m x 1m (13'1" x 3'3")

Access to all rooms, built in storage cupboard and a radiator.

LIVING ROOM 6m x 4.1m (19'8" x 13'5")

UPVC double glazed window to front aspect, opening to kitchen, radiator and power points.

KITCHEN 3.2m x 2m (10'5" x 6'6")

UPVC window to front aspect, matching wall and base units with roll top work surfaces and integrated appliances including fridge/freezer, dishwasher, washing machine, microwave, electric oven and hob with extractor over. Stainless steel sink with mixer tap over, tiled splashbacks to wet areas, radiator and power points.

BEDROOM ONE 3.6m x 3.1m (11'9" x 10'2")

UPVC double glazed window to rear aspect, access to en suite, fitted wardrobes, radiator and power points.

ENSUITE 3.1m x 1.2m (10'2" x 3'11")

Walk in shower off mains, wall and base storage units with integrated wash hand basin with mixer tap over and low level wc. Tiled walls, heated towel rail and shaving power points.

BEDROOM TWO 3.2m x 2.4m (10'5" x 7'10")

UPVC double glazed window to rear aspect, fitted wardrobes, radiator and power points.

BATHROOM 3.6m x 1.9m (11'9" x 6'2")

UPVC obscured double glazed window to side aspect, bath with shower off mains over, wall and base storage units with integrated wash hand basin with

mixer tap over and a low level wc. Airing cupboard housing hot water tank, heated towel rail and shaving power points.

EXTERNAL

OFF STREET PARKING

One designated parking space.

TENURE

This property is leasehold. A 125 year lease started in 2006 with approximately 107 years remaining. An annual service charge of £1500 is payable along with a ground rent charge of £225.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to 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-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<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.

