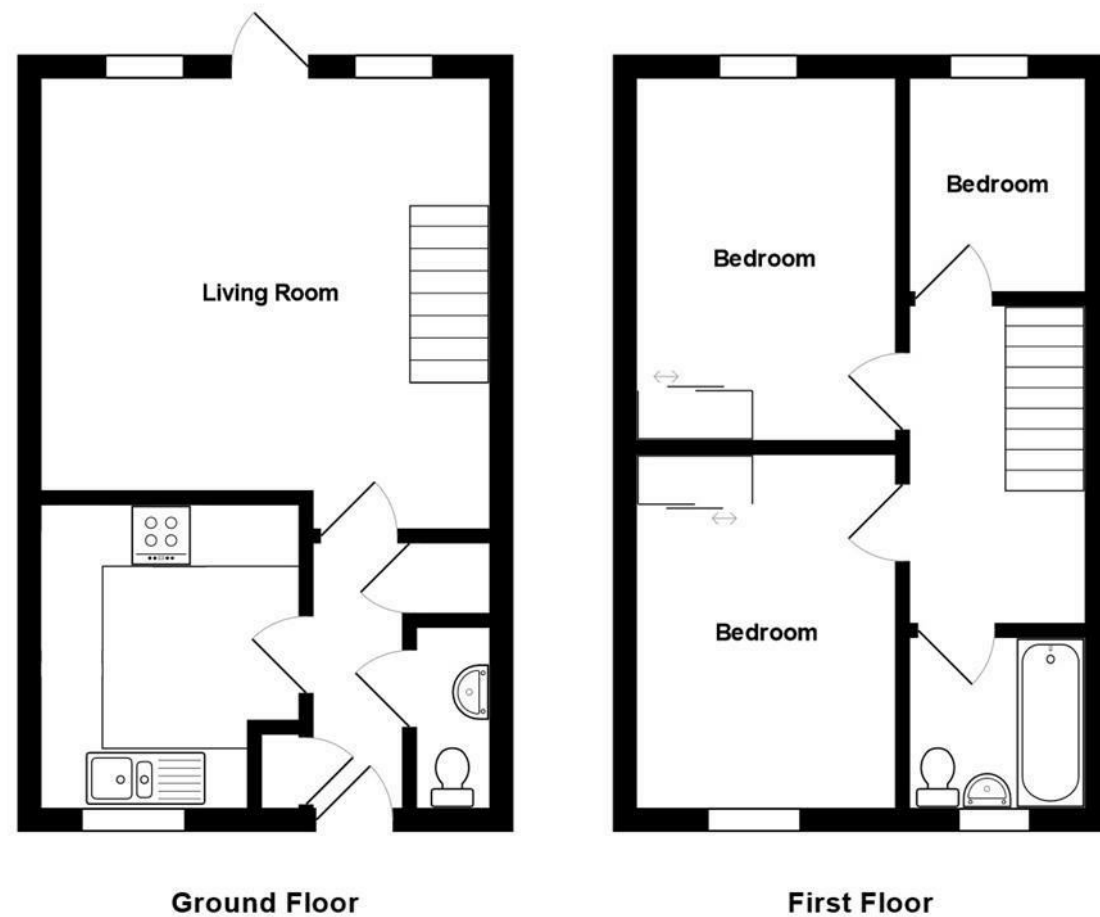


| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Total Area: 64.7 m² ... 696 ft²
 All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

1 Alice Mews Dapps Hill, Keynsham, Bristol, BS31 1UR



£375,000

A well proportioned three bedroom home that enjoys an idyllic setting directly backing onto the River Chew.

- Riverside setting
- Lounge/dining room
- Kitchen
- WC
- Three bedrooms
- Bathroom
- Private Riverside terrace
- Garage
- Residents facilities
- No onward chain

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.
 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.



1 Alice Mews Dapps Hill, Keynsham, Bristol, BS31 1UR

Located in the Dapps Hill Conservation area, in the heart of Keynsham, this rare to the market three bedroom end of terrace home boasts a breathtaking setting directly backing onto and overlooking the River Chew, while further benefitting from the extensive resident's facilities on offer within the Dapps Hill community.

The home is accessed via a private entrance which leads to a hallway with two built in storage cupboards this room leads to a bright and airy lounge/dining room that enjoys direct views of the River Chew and access to a private riverside terrace which again boasts delightful views. The ground floor is completed by a fitted kitchen and a useful WC. To the first floor three well balanced bedrooms are found (two with Riverside views) in addition to a modern three piece bathroom.

Externally the property benefits from a single garage located nearby in a block and extensive resident's facilities including beautiful riverside gardens, a resident's conservatory which adjoins a Mill room with original Mill machinery on display, in addition to a gymnasium.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.6m x 0.9m (8'6" x 2'11")

Two built in storage cupboards, radiator, power points, doors leading to rooms.

LOUNGE/DINING ROOM 4.5m x 4.5m (14'9" x 14'9")

to maximum points. Double glazed windows and double glazed door to rear aspect overlooking adjoining river, door leading to terrace.

RIVERSIDE TERRACE 4.7m x 1.5m (15'5" x 4'11")

An idyllic outside space directly overlooking the River Chew and adjoining open countryside that offers an ideal setting for al fresco dining and entertaining.

KITCHEN 2.3m x 2.5m (7'6" x 8'2")

Double glazed window to front aspect, kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, gas hob with extractor fan over, space and plumbing for washing machine, space and power for low level fridge and low level freezer. Radiator, power points, tiled splashbacks to all wet areas.

WC 1.6m x 0.8m (5'2" x 2'7")

Matching two piece suite comprising wash hand basin and low level WC, extractor fan, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 3.2m x 0.9m (10'5" x 2'11")

Access to loft via hatch, doors leading to rooms.

BEDROOM ONE 3.6m x 2.6m (11'9" x 8'6")

Double glazed window to rear aspect enjoying countryside views, built in double wardrobe, radiator, power points.

BEDROOM TWO 3.5m x 2.6m (11'5" x 8'6")

Double glazed window to front aspect, built in double wardrobe, radiator, power points.

BEDROOM THREE 2.1m x 1.8m (6'10" x 5'10")

Double glazed window to rear aspect enjoying countryside views, radiator, power points.

BATHROOM 1.8m x 1.7m (5'10" x 5'6")

Obscured double glazed window to front aspect, matching three piece suite comprising wash hand basin with hidden cistern WC, panelled bath with mixer tap and shower attachment over, radiator, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Pedestrian footpath leading to front door, path leading to undercroft storage.

UNDERCROFT 7.4m x 4.6m (24'3" x 15'1")

An ideal storage space accessed via secure double doors.

GARAGE

Single garage located nearby within the complex that is accessed via an up and over door.

RESIDENT'S FACILITIES

Dapps Hill plays host to an extensive selection of resident's facilities including delightful riverside gardens, a gymnasium, Mill room with original Mill machinery and a Resident's conservatory. Externally there are additional visitors parking spaces that are available on first come first serve basis.

TENURE

This property is leasehold with approximately 88 years remaining on the Lease. Prospective purchasers are to be aware that a Management charge of £220 per month is payable.

AGENT NOTE

This property is in council tax band D 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 Checker

<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.

