

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

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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8 St. Johns Court, Keynsham, Bristol, BS31 2AX



£280,000

A spacious corner terraced house with low maintenance garden in a convenient location offering a short walk to Keynsham High Street.

- Hallway ▪ Lounge ▪ Kitchen/diner ▪ Utility ▪ Cloakroom ▪ Landing ▪ Three bedrooms ▪ Bathroom ▪ Low maintenance garden ▪ Convenient location

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8 St. Johns Court, Keynsham, Bristol, BS31 2AX

Located in a highly convenient location within close proximity to High street amenities, Keynsham railway station and with easy access to the North Bristol Ring Road, this spacious three bedroom home offers bright and airy accommodation well suited to first time buyers and families.

Internally, the ground floor is entered through a welcoming entrance hallway which provides access to a generous lounge, kitchen/dining room, a useful utility room and cloakroom. To the first floor three well proportioned bedrooms are found in addition to a three piece suite family bathroom.

Externally the property benefits from a low maintenance garden that is laid to lawn and patio for outdoor dining.

INTERIOR

GROUND FLOOR

HALLWAY 5m x 1.8m (16'4" x 5'10")

to maximum points. Doors to ground floor rooms and a storage cupboard.

LOUNGE 4.8m x 3.3m (15'8" x 10'9")

Double glazed window to front aspect, power points and a radiator.

KITCHEN/BREAKFAST ROOM 4.9m x 2.8m (16'0" x 9'2")

Double glazed windows to both front and side aspects, door access to lobby, matching wall and floor units with work surfaces over, inset stainless steel sink unit, tiled wall surrounds, spaces for freestanding oven and a fridge freezer. Plumbing and space for a dishwasher, laminate flooring, radiator and power points.

LOBBY 2.4m x 0.9m (7'10" x 2'11")

Door providing direct access to garden and a door to utility room. Radiator.

UTILITY ROOM 2.4m x 2.3m (7'10" x 7'6")

Obscured double glazed window to side aspect, space and plumbing for washing machine and tumble dryer, laminate flooring.

CLOAKROOM 1.7m x 0.8m (5'6" x 2'7")

Window to front aspect, low level WC with hidden cistern, wash hand basin with tiled splashbacks, laminate flooring, extractor fan and a heated towel rail.

FIRST FLOOR

LANDING 3.7m x 1.8m (12'1" x 5'10")

Doors to first floor rooms, airing cupboard housing gas Valliant combi boiler, power points.

BEDROOM ONE 4.8m x 2.5m (15'8" x 8'2")

Double glazed window to side aspect, radiator and power points.

BEDROOM TWO 3.61m x 2.85m (11'10" x 9'4")

Double glazed window to side aspect, radiator and power points.

BEDROOM THREE 2.8m x 2m (9'2" x 6'6")

Double glazed window to side aspect, radiator and power points.

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

Obscured double glazed window to front aspect, suite comprising panelled bath with shower off mains over and a glass shower panel. Wash hand basin, low level WC, tiled wall surrounds, tiled flooring and a heated towel rail.

EXTERIOR

REAR GARDEN

Mix of laid to patio for outdoor dining and a level lawn enclosed within a brick wall, with gated rear access and a timber storage shed.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Flat roof installed 2013.

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.

