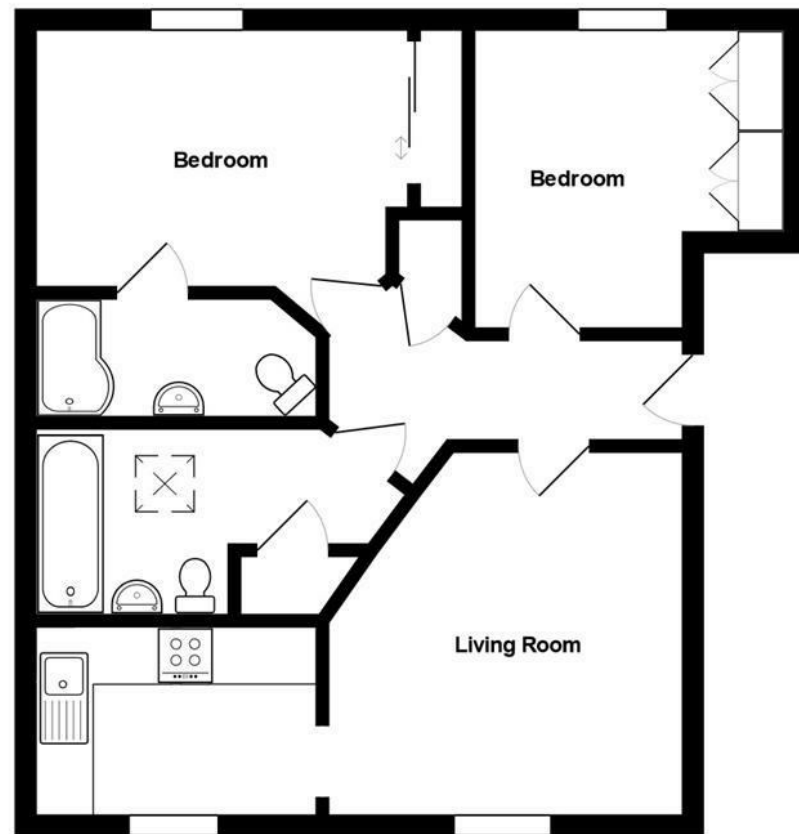


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>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



Total Area: 61.0 m<sup>2</sup> ... 656 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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

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



£229,500

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
- En suite
- Bathroom
- Garage
- Convenient location





## 13 The Willows Culvers Road, Keynsham, Bristol, BS31 2DJ

Conveniently located a short walk away from Keynsham High Street amenities and public transport including local bus routes and train station, this two bedroom apartment offers accommodation well suited to first time buyers.

The apartment is accessed through a communal entrance hallway accessed via a secure telephone entry system and stairs to the top floor. Once inside the apartment it comprises of an entrance hallway with a useful storage cupboard, a good sized living / dining room with open access to the kitchen and two well proportioned bedrooms (both benefiting from built in wardrobes). The main bedroom is serviced by an ensuite shower room whilst the apartment is then completed with a three piece suite bathroom.

Externally the property benefits from a double garage.

### INTERIOR

#### GROUND FLOOR

##### COMMUNAL ENTRANCE

Accessed via a secure telephone entry system, staircase leading to the top floor to access 13 The Willows.

##### ENTRANCE HALLWAY 4.2m x 1m (13'9" x 3'3" )

Access to internal rooms, storage cupboard housing gas boiler and a radiator.

##### LIVING/DINING ROOM 3.8m x 3.7m (12'5" x 12'1" )

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

##### KITCHEN 2.9m x 2m (9'6" x 6'6" )

Double glazed window to front aspect, matching wall and base units with laminate work surface over and integrated appliances inclusive of fridge/freezer, slimline dishwasher, electric oven and hob with extractor over. Tiled splashbacks, one and a quarter sink with a mixer tap over, radiator and power points.

##### BEDROOM ONE 4m x 2.7m (13'1" x 8'10" )

Double glazed window to rear aspect, door access to ensuite, fitted wardrobe (excluded from measurements), radiator and power points.

##### EN SUITE 2.4m x 1.2m (7'10" x 3'11" )

Walk in shower cubicle with glass panel, vanity unit with wash hand basin with mixer tap over and WC with a hidden cistern. Storage shelving cupboards above, tiled splashbacks to wet areas, heated towel rail and shaving power points. Extractor activated with lighting.

##### BEDROOM TWO 3.4m x 3.1m (11'1" x 10'2" )

Double glazed window to rear aspect, built in wardrobes and vanity desk with mirror, radiator and power points.

##### BATHROOM 3.5m x 1.9m (11'5" x 6'2" )

Double glazed velux window, panelled bath with shower head attached to taps, vanity unit with wash hand basin

with mixer taps and a low level WC with hidden cistern. Storage shelving cupboards above and an airing cupboard housing water tank. Tiled splashbacks to all wet areas, heated towel rail and shaving power points.

### EXTERIOR

##### GARAGE 8.3m 3.3m (27'2" 10'9" )

Up and over garage door. Lighting.

### TENURE

This property is leasehold. 125 year lease started in 2006 with approximately 107 years remaining. An annual service charge of £1,402 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](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-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-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.

