

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.
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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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43C West View Road, Keynsham, Bristol, BS31 2UE



£280,000

A well situated Victorian style ground floor flat boasting generous room sizes in a highly convenient position on a sought after road close to the Town Centre.

- 764sqft of well presented accommodation with excellent room sizes
- Ideal first purchase or for investors
- Purpose built in the late1980's but with the aesthetics and proportions of a Victorian conversion
- Private entrance hall from short communal hallway
- Bay fronted living & dining room
- Well appointed modern fitted kitchen with built in appliances
- 2 double bedrooms
- Attractive shower room
- Allocated parking space & Courtyard style garden to the rear- (see notes)
- Available with no onward sales chain



43C West View Road, Keynsham, Bristol, BS31 2UE

This attractive bay fronted ground floor flat is one of two units believed to have been constructed in the late 1980's at the end of a terrace of Victorian homes set in a highly sought after road of similar properties with easy access to Keynsham Town Centre with its varied range of amenities, railway station and Memorial Park. This is a spacious flat which is well presented and offers particularly generous room sizes and features associated with the Victorian era.

The property is approached by a small shared communal hallway over which just the upper floor flat has access with a door leading to a private hallway. To the front of the property is a living and dining room flooded with natural light with a double glazed bay window. The well appointed kitchen is situated at the rear of the building and is furnished with a range of high gloss units and built in appliances. There are two double bedrooms and a well fitted modern shower room.

On the outside there is an enclosed paved courtyard area to the rear which although not included within the title has been used by the flat owner for the past 17 years. Beyond the courtyard there is a private parking area where the property has the benefit of one allocated parking space.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALL

Built in shelved cupboard. Radiator. Understairs storage cupboard.

LIVING/DINING ROOM 4.80m into bay x 4.70m to max reducing to 3.70m (15'8" into bay x 15'5" to max reducing to 12'1")
Double glazed bay window to front aspect, ceiling mounted downlighters, coved ceiling, radiator.

BEDROOM 3.70m x 3.70m (12'1" x 12'1")
Double glazed windows to side and rear aspects, coved ceiling, wood flooring, radiator.

BEDROOM 3.35mx 2.90m (10'11"x 9'6")
Double glazed window to side aspect, LVT flooring, radiator, coved ceiling. Range of built in wardrobes (included in measurements).

SHOWER ROOM 2.80m x 1.70m (9'2" x 5'6")
Double glazed window to side aspect, heated towel rail, extensively tiled walls. White suite in white with chrome finished fittings comprising wc with concealed cistern, feature wash basin with mixer tap and vanity unit below, fully tiled shower enclosure with thermostatic shower. Cupboard hosing Worcester gas fired combination boiler.

KITCHEN 3.90m x 2.20m (12'9" x 7'2")
Double glazed windows to rear and double glazed door

leading to the outside. Tiled floor. The kitchen is furnished with a range of modern gloss cream wall and floor units with contrasting work surfaces. Inset circular bowl sink with mixer tap, plumbing for washing machine, built in five ring gas hob with extractor above, built in oven and microwave, integrated dishwasher, fridge and freezer. Wine racks.

OUTSIDE

PAVED COURTYARD 5.90m x 3.30m (19'4" x 10'9")
Immediately beyond the kitchen door enclosed by timber fencing. Beyond the pavings is an area of gravel to the side of the building with a gate leading to the rear.

ALLOCATED PARKING SPACE
Parking space at the rear of the building.

TENURE
The property is leasehold for a term of 999 years from 12th August 1988 ie approximately 962 years remaining. There is a ground rent of £10 per annum but we understand this sum is not collected. There are no service charges. The cost of any external maintenance and repairs are shared with the upper flat in the building.

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: Bath and North East Somerset
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

