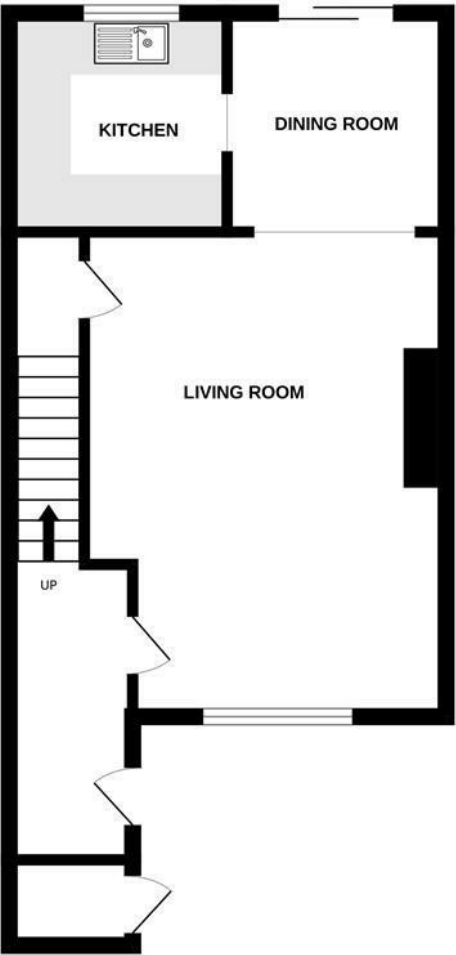
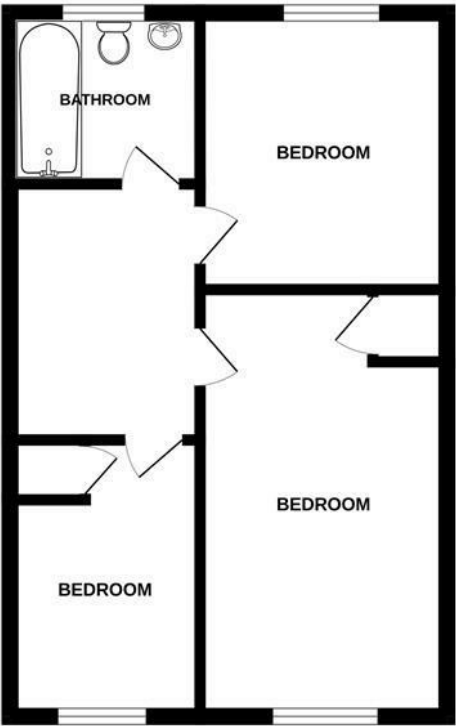


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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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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DAVIES & WAY

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6 Lime Court, Keynsham, Bristol, BS31 2RL



£275,000

A three bedroom terraced home benefiting from a designated parking space for one vehicle, ideal for first time buyers.

- Terraced ▪ Entrance hallway ▪ Living/dining room ▪ Kitchen ▪ Landing ▪ Three bedrooms ▪ Family bathroom ▪ Front garden ▪ Rear garden ▪ Parking space



6 Lime Court, Keynsham, Bristol, BS31 2RL

Tucked away in a peaceful cul-de-sac at the heart of the "Federated" development, this three-bedroom terraced home presents a fantastic opportunity for a new owner to modernise and personalise according to their own style, offering an ideal purchase for a first time buyer.

On the ground floor, you'll find a spacious entrance hallway, a generous open-plan lounge/dining room stretching 7.4m (24'3") in length and a separate kitchen. The first floor hosts two double bedrooms along with one single bedroom and a family bathroom.

Additional benefits include a nearby hardstanding parking space within a block and no onward chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Door leading to living room and staircase to first floor. Radiator.

LIVING/DINING ROOM 7.4m x 3.8m (24'3" x 12'5")

to maximum points. Double glazed window to front aspect, sliding door with direct access to rear garden and an opening to kitchen. Door to understairs storage cupboard, radiator and power points.

KITCHEN 2.3m x 2.3m (7'6" x 7'6")

Double glazed window to rear aspect, matching wooden wall and base units with work surfaces over and space for white goods. One and a quarter sink with mixer tap over, wall mounted Worcester boiler and power points.

FIRST FLOOR

LANDING

Doors leading to first floor rooms and access to loft via a hatch.

BEDROOM ONE 4.3m x 2.7m (14'1" x 8'10")

Double glazed window to front aspect, built in storage cupboard, radiator and power points.

BEDROOM TWO 2.8m x 2.7m (9'2" x 8'10")

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

BEDROOM THREE 2.9m x 2m (9'6" x 6'6")

Double glazed window and front aspect, storage cupboard over bulkhead of stairs, radiator and power points.

BATHROOM 2m x 1.8m (6'6" x 5'10")

Double glazed obscured window to rear aspect, fully tiled walls, panelled bath with electric shower over, pedestal wash hand basin with hot and cold tap, low level WC and a radiator.

EXTERIOR

FRONT OF PROPERTY

Laid to lawn with an array of plants and flowers. Concrete pathway to front door and to storage.

STORAGE 1.5m x 0.9m (4'11" x 2'11")

Brick built storage space.

REAR GARDEN

Mix of laid to gravel and patio, fenced boundaries with gated rear access.

PARKING

Designated parking space in near by block.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. 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, Three, Vodafone - all likely available (Source - Ofcom).

