

**36 FAIRACRES CLOSE  
KEYNSHAM  
BRISTOL  
BS31 1TT  
£139,950**



**G R E G O R Y S**  
ESTATE AGENTS

**A ground floor flat, positioned within the popular 'Fairacres Close' development and offered for sale with no onward chain.**

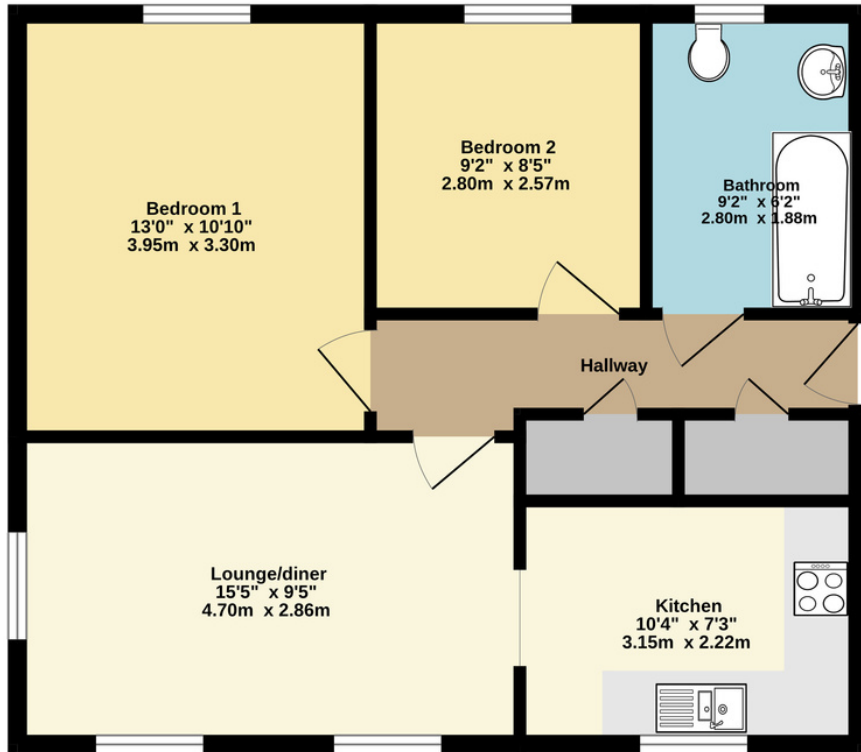
**The development is positioned within easy reach of Keynsham High street with a health centre positioned immediately adjacent to the property. Number 36 can be found to the rear of the development, backing on and with views of the beautiful, historic Dapps Hill. A communal hallway, entered via secure intercom system, leads to the apartment. Once inside the hallway provides access to all rooms and benefits from a number of practical, storage cupboards. The lounge is bathed in natural light via the dual aspect, double glazed windows. In turn the lounge leads to the kitchen, with a selection of built in units and space for white goods. Both bedrooms are positioned to the rear of the building with views of Dapps Hill. The main bedroom benefits a plethora of built bedroom furniture including wardrobes and dressers. Completing the accommodation is the bathroom, comprising a three piece suite.**

**The development is exclusively for those over 55 years of age and comprise 42 similar apartments spread across landscaped grounds. A visiting development manager can be contacted by utilising the various pendent call system. A further 24 hour emergency call system is also in place, thus providing residents with peace of mind living.**





Ground Floor  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 579 sq.ft. (53.8 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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## Energy performance certificate (EPC)

36 Fairacres Close Keynsham BRISTOL BS31 1TT	Energy rating	Valid until:	25 March 2034
	<b>D</b>	Certificate number:	0600-7364-0922-7321-3743

Property type	Ground-floor flat
Total floor area	55 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

### Energy rating and score

This property's energy rating is D. It has the potential to be D.

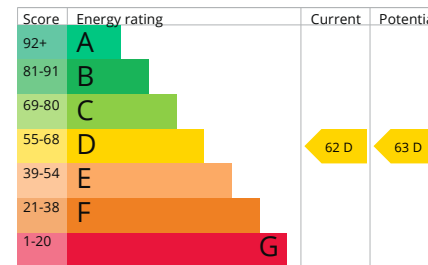
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



0117 986 6644

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