

A two-story stone house with a brown tiled roof. The house features three dormer windows on the upper floor, each with a wooden frame and a small white decorative element above the window. The ground floor has three large windows and a central dark red door. A low stone wall runs along the front of the property, and a paved road is in the foreground. A yellow and black striped pole is visible on the sidewalk.

5 TRESCOTHICK CLOSE
KEYNSHAM
BRISTOL
BS31 2BD
£195,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND POSITIONED ONLY A SHORT WALK TO THE TRAIN STATION AND HIGH STREET, CAN BE FOUND THIS SMART, ONE BEDROOM FLAT.

Situated to the first floor of this small, popular development, this purpose built flat offers an array of benefits. Externally allocated and visitor parking provide valuable parking, whilst extensive and well kept communal gardens are available to enjoy. Surrounding playing fields provide the perfect back drop, with lovely open views enjoyed from the bedroom.

Internally the flat is presented to an excellent decorative standard, offering balanced accommodation of which offers generous proportions. Access is via a secure intercom system with communal hall and stairs leading to the first floor. Once inside a surprisingly spacious hallway provides a welcoming entrance. The bedroom is a large double and can be found to the rear of the development with views of the surrounding area. The open plan living room spans the entire width of the property and benefits a wealth of natural light due to its southerly aspect. A modern fitted kitchen comprises numerous built in units. The bathroom completes the accommodation and comprises a three piece white suite.

The property benefits minimal monthly running costs, with lower than expected management charges and a lengthy lease, Furthermore gas central heating via a combination boiler and double glazing can be found throughout.

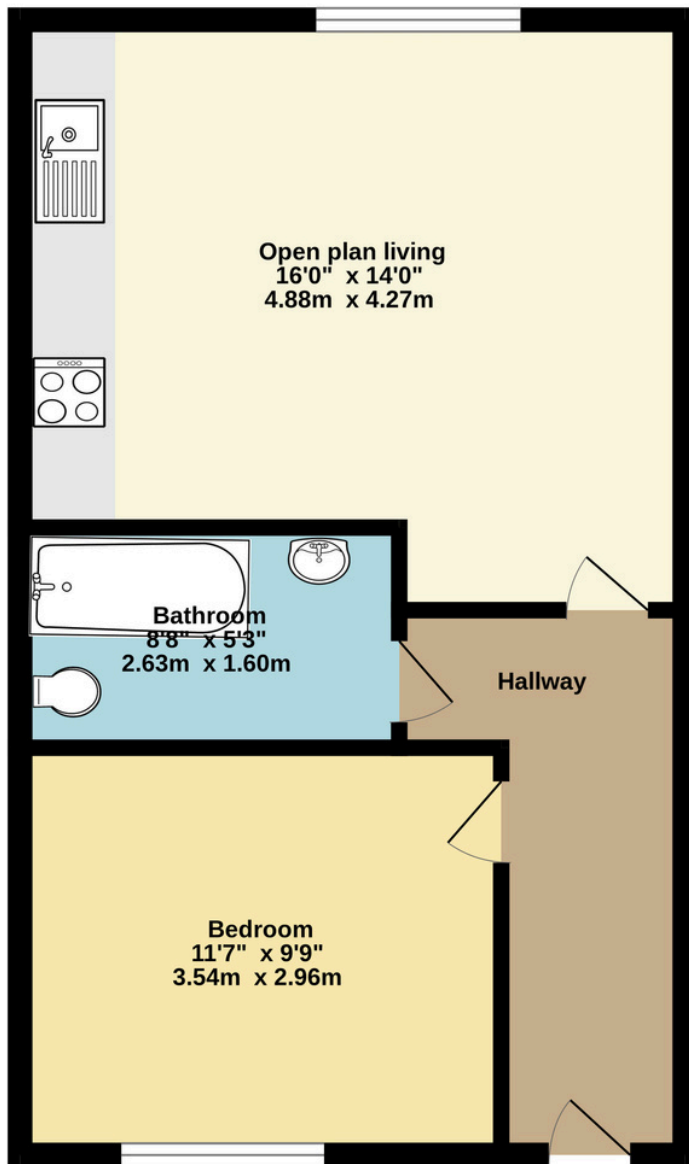
Trescothick Close is perfectly positioned only 0.4 miles from the train station and the vibrant high street, where numerous independent shops, cafes and restaurants are readily available. Not only this, but the property's position offers excellent commuting links via both rail & bus, with Keynsham Railway station being nearby, and a convenient bus stop only minutes away.

This well presented flat is perfect for any first time buyer or buy to let investor looking for a high yielding, low running cost, addition to their portfolio.









Energy performance certificate (EPC)

5 Trescothick Close
Keynsham
BRISTOL
BS31 2BD

Energy rating

C

Valid until:

25 May 2032

Certificate number:

2111-8430-7810-1112-1415

Property type

Top-floor flat

Total floor area

41 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 C. It has the potential to be C.

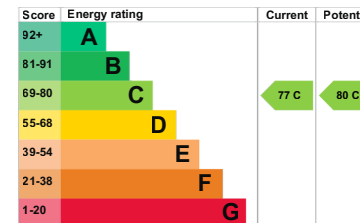
[See how to improve this property's energy efficiency.](#)

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



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