



1 Alice Mews Dapps Hill, Keynsham ,

£1,500

- Three Bedroom House
- Unfurnished
- Idyllic Location
- Garage
- Security Deposit - £1730
- Available Early June
- Family Bathroom & WC
- Balcony with River Views
- Holding Deposit - £346

A well-presented and idyllically positioned three bedroom house - Available Early June.

Set in the semi-rural location of Alice Mews, off Dapps Hill this property is close to the town centre whilst still offering walks along the River Chew and easy access to Keynsham Park and railway station. This mews style end of terrace house is set within this unique and charming development, offering three bedrooms, lounge/diner, kitchen, and bathroom with a downstairs W/C.

The property also benefits from plenty of parking with a single garage, a storage under croft which spans the full footprint of the property, and a gas fired central heating system.

There are also plenty of communal spaces for you to use, these include two gardens, one of which is an island garden accessed across a private walkway over a weir, a free private gymnasium offering multi gym equipment, finally the 'old mill' room and conservatory that are used for communal functions.

Sorry no pets but there are plenty of ducks!

Council Tax Band: D. EPC Band: C

Flood Risk Report

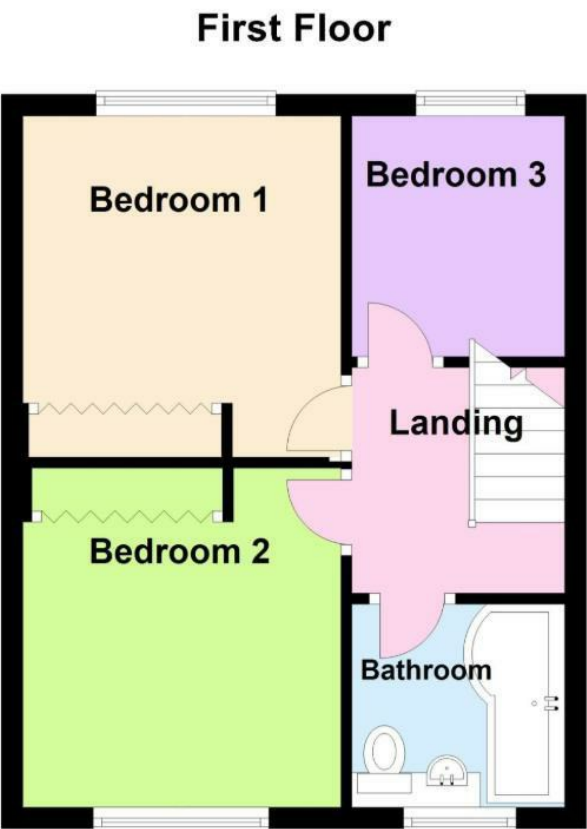
Rivers and Seas: High Risk greater than 3.3% each year Surface Water Risk - High Risk greater than 3.3% each year NB. The basement area, crawl space, has flooded in the past.

Ofcom Broadband and Mobile check

Mobile use indoor: EE, O2 and Vodafone are all likely, however Three is Limited. Broadband: Standard, superfast and Ultrafast are all available in this area







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.