



## 12 High Street

Keynsham, Bristol, BS31 1DQ

£1,295 PCM



IF YOU'RE INTERESTED IN APPLYING FOR THIS PROPERTY, PLEASE EMAIL AGENT THROUGH THE PORTAL AND WE WILL EMAIL YOU AN APPLICATION FORM.

Two bedroom first floor apartment located in Keynsham High Street.

The property is accessed through a communal front door which is on Keynsham High Street and the apartment is located on the first floor via several stairs.

You enter the apartment into the hallway where there is an intercom system and doors leading to the Open Plan Living Area, Bedroom one and Bathroom.

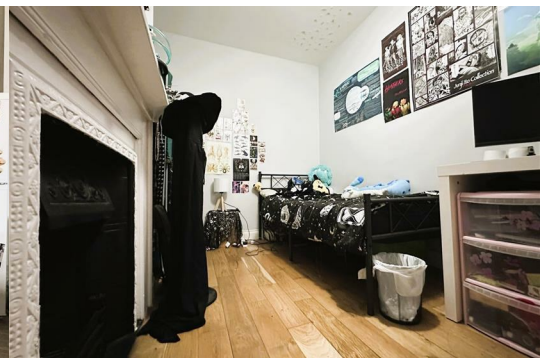
The Open Plan Living Area is located to the front of the property and has windows overlooking the High Street and St John's Church. The Kitchen area has wall & base units, gas hob, electric oven and space for washing machine & fridge/freezer. The second single bedroom is just off the open plan living area.

Bedroom one and Bathroom are also to the front of the property with views of the High Street. Bedroom one has an added bonus of having an en-suite.

The property unfortunately does not have any car parking. However has Bus links between Bristol & Bath within walking distance from the property.

The property is located 0.3 miles from Keynsham Train Station, 5.9 miles from Bristol City Centre and 7.5 miles from Bath.

Keynsham High Street has many independent shops, cafes and bars and even has a Farmers Market once a month. There is also a Leisure Centre, Library, Tesco's, Sainsbury's local all is walking distance of your new home.



## ENTRANCE HALL

Wooden flooring, intercom system & doors leading to Lounge, Bedroom one and Bathroom.

## OPEN PLAN LIVING AREA 20'0" x 14'9" (6.1 x 4.5)

Wooden flooring, 2 x front aspect windows, radiators, kitchen area with wall & base units, gas hob, electric oven, space for washing machine and fridge/freezer, door leading into Bedroom 2.

## BEDROOM ONE 15'5" x 14'1" (4.7 x 4.3)

Wooden flooring, front aspect window, radiator & en-suite.

## BEDROOM TWO 12'5" x 7'6" (3.8 x 2.3)

Wooden flooring, side aspect window, radiator & feature fireplace.

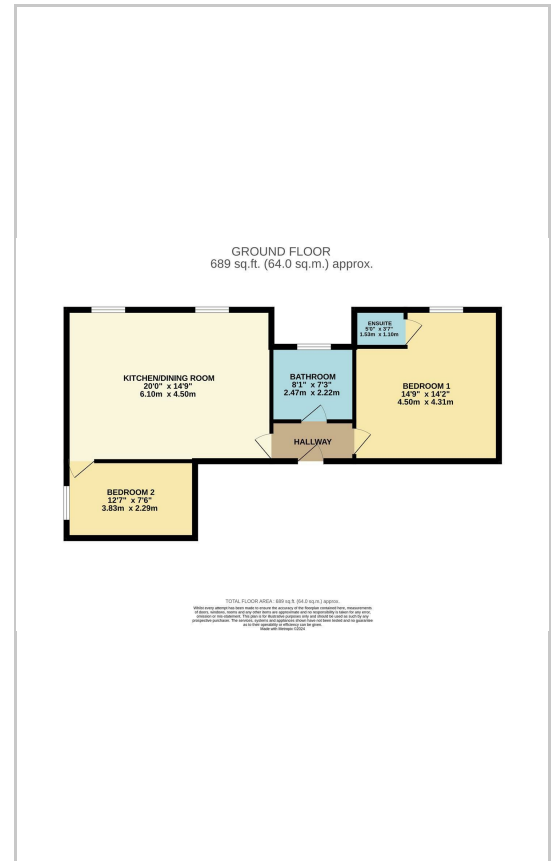
## BATHROOM 7'10" x 5'2" (2.4 x 1.6)

Tiled flooring & walls, front aspect window, shower off the mains over the bath, wc & sink.

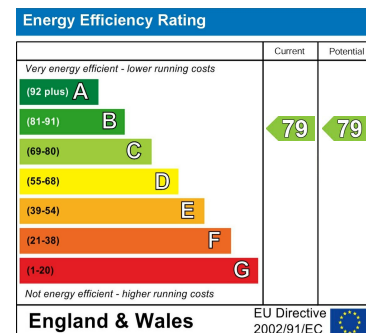
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 High Street, Keynsham, Bristol, BS31 1DP

Tel: 0117 9868300 Email: [lettings@daviesandway.com](mailto:lettings@daviesandway.com) <https://www.daviesandway.com>