



Trescothick Close, Keynsham, Bristol, BS31 2BD

Guide Price £290,000

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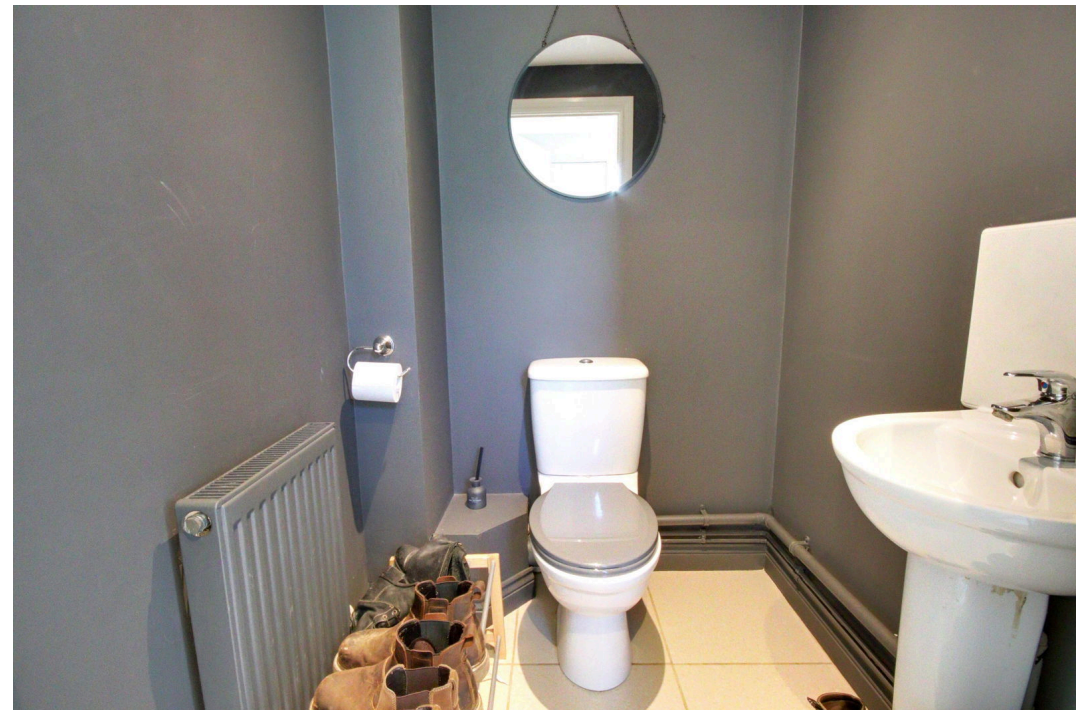
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Trescothick Close, Keynsham, Bristol, BS31 2BD

Quote Reference NF0664 To Arrange Your Viewing

Set within a quiet residential street in Keynsham, Bristol, this charming maisonette offers a serene rural outlook while being conveniently located near the town centre. Built in 2006 by CHH Developments Limited, this property is part of a small development of 18 homes, providing a cosy community feel. The maisonette features a hallway, cloakroom, spacious living room with French doors leading to a modern kitchen/dining room on the ground floor, while the upper level boasts three bedrooms, including a main bedroom with an en-suite shower room. Additionally, a modern family bathroom and allocated parking space enhance the convenience of this property. Tucked away at the rear of the development, residents can enjoy privacy and lovely communal gardens, all within easy reach of local amenities, transportation, and the town's bustling High Street.





Entrance Hall

Door an obscure double glazed window to the front aspect, coved ceiling, recessed spot lights, radiator and laminate flooring.

WC

1.41m x 1.37m (4'7" x 4'5")

Extractor fan, recessed spot lights, radiator and tiled flooring. There is a two piece suite comprising a low level WC and a pedestal wash hand basin.

Living Room

4.92m x 5.56m (16'1" x 18'2")

Double glazed windows to the front and side aspects, French doors to the kitchen/dining room, coved ceiling, recessed spotlights, stairs to the first floor, radiator, television aerial and laminate flooring.





Kitchen/Dining Room

4.91m x 3.45m (16'1" x 11'3")

Double glazed window to the side aspect, recessed spot lights, consumer unit, a range of wall and base units, laminate work surfaces and tiled splash backs, 1&1/2 stainless steel sink unit with mixer taps, extractor hood, four ring gas hob, electric oven, spaces for a dish washer, washing machine and fridge/freezer, radiator, television aerial and tiled flooring.

Landing

Smoke alarm, recessed spot lights and a storage cupboard.

Bedroom One

3.7m x 3.48m (12'1" x 11'5")

Double glazed windows to the front and side aspect, recessed spot lights, radiator, television and telephone points.



En-suite

2.52m x 1.31m (8'3" x 4'3")

Extractor fan, recessed spot lights, vinyl wall boards, radiator and vinyl flooring. There is a three piece suite comprising a Shower cubicle with electronic shower over, pedestal wash hand basin and a low level WC.

Bedroom Two

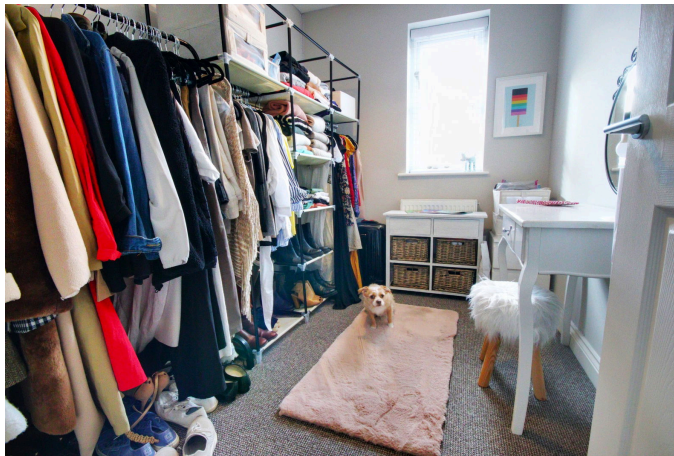
3.24m x 2.71m (10'7" x 8'10")

Double glazed window to the side aspect and a radiator.

Bedroom Three

2.71m x 2.01m (8'10" x 6'7")

Double glazed window to the side aspect and a radiator.



Bathroom

2.15m x 2.15m (7'0" x 7'0")

Extractor fan, recessed spot lights, vinyl wall boards, radiator and vinyl flooring. There is a three piece suite comprising of a panel Bath, pedestal wash hand basin and a low level WC.

Parking

There is an allocated space numbered 9 for the property and there are additional visitor parking spaces also.

Communal Gardens

A short walk along the pathway from the property is the communal gardens which the property looks out over. Its accessed via a gate with steps leading down into this area, laid to lawn with mature trees which creates a private area for resident to enjoy.





Agents Notes

The property has a Leasehold Tenure of 999 years from 2005 with the remainder of 980 years. There is a Management Company in Place and the annual charge is £

Residents have communal areas such a garage as a bike store, a bin store and the communal gardens to enjoy.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		

