



**3 TURNER CLOSE
KEYNSHAM
BRISTOL
BS31 1LZ
£250,000**

POSITIONED WITHIN THIS QUIET CUL-DE-SAC, ONLY A SHORT WALK TO KEYNSHAM HIGH STREET AND TRAIN STATION, BUT BENEFITS LARGER THAN AVERAGE ACCOMMODATION AND AN IMPRESSIVELY SPACIOUS REAR GARDEN WITH NUMEROUS OUTBUILDINGS.

Traditionally these flats include some form of split rear gardens, shared with the first floor flat. However on this occasion the entire rear garden belongs to this ground floor flat. In addition, both brick built outbuildings and a large, wooden summerhouse combine to offer secure storage and the perfect home office / garden room. To the front, the cul-de-sac offers on street parking which is readily available.

Internally the flat is accessed via its own front door, leading to a hallway, with an understairs storage recess and further storage cupboard. To the front of the property can be found two bedrooms, both impressive in proportions. The living room is of an open plan nature with a large opening leading to a full width conservatory with views and direct access to the rear garden. The kitchen comprises numerous built in units with work surfaces over and with space and plumbing for white goods. Completing the accommodation can be found the shower room, comprising a white suite.

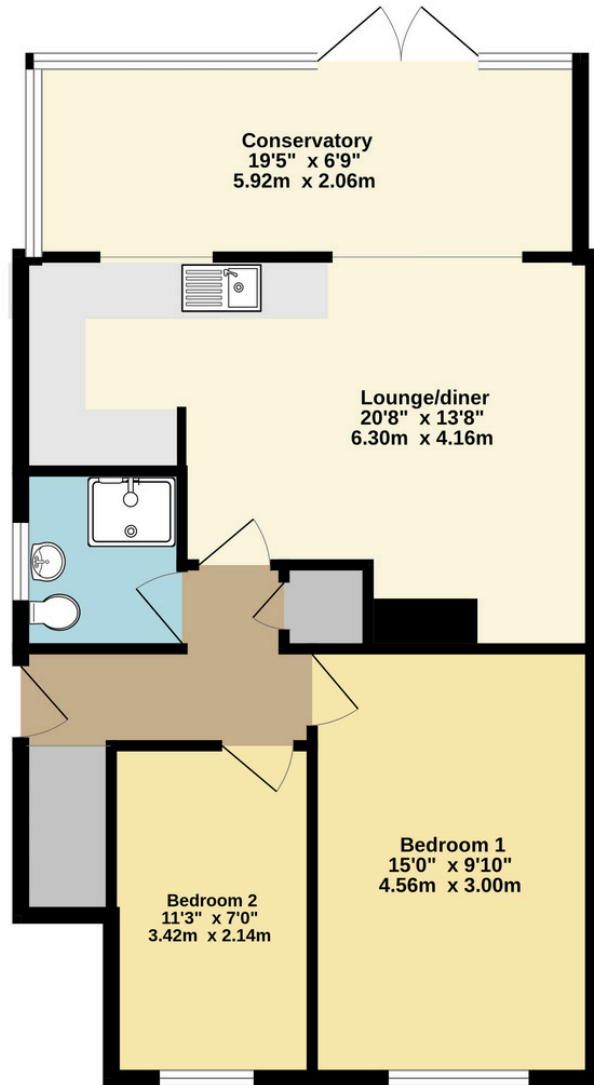
Although the property is in need of a little TLC, with essentials in place such as a regularly serviced gas combination boiler and Upvc double glazed windows, the property still offers a wonderful opportunity for a first time purchase or an investor looking to add a high yielding property to an existing portfolio. An internal viewing is highly recommended.







Ground Floor
684 sq.ft. (63.6 sq.m.) approx.



Energy performance certificate (EPC)

3, Turner Close Keynsham BRISTOL BS31 1LZ	Energy rating C	Valid until: 6 August 2030
		Certificate number: 0471-2814-7383-2300-1615

Property type	Ground-floor flat
Total floor area	65 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.

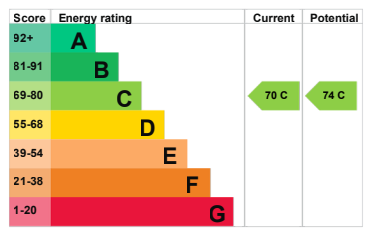
[See how to improve this property's energy efficiency.](#)

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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