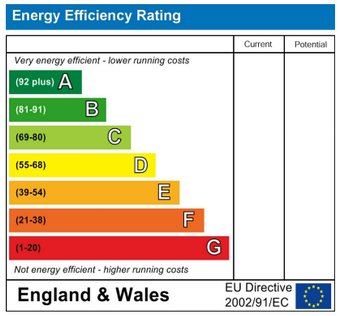
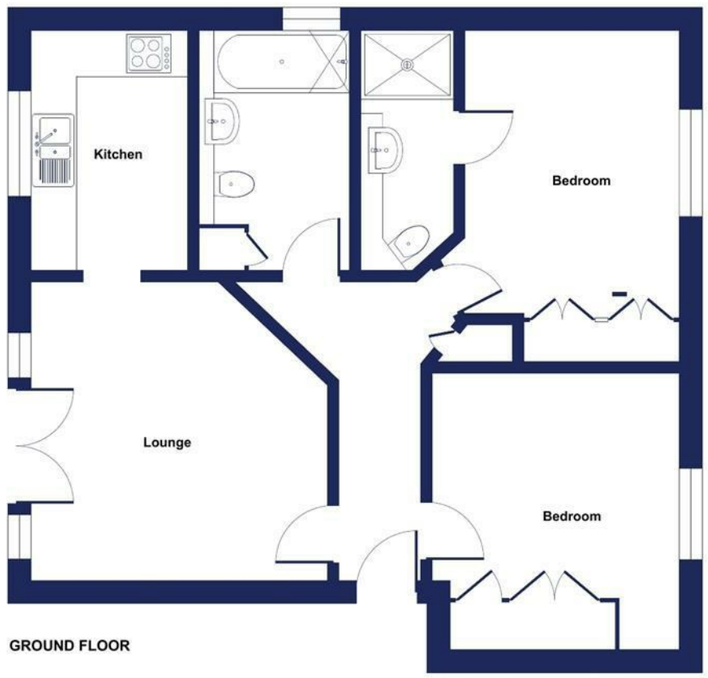


Culvers Road, Keynsham, Bristol, BS31

Approximate Area = 684 sq ft / 63.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1469348

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1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

11 The Willows, Keynsham, Bristol, BS31 2DJ



£225,000

A well presented two double bedroom first floor apartment, located in an excellent position nearby to local amenities and public transport.

▪ First Floor Apartment ▪ Communal entrance ▪ Entrance hallway ▪ Lounge ▪ Kitchen ▪ Two double bedrooms ▪ En suite ▪ Bathroom ▪ Large car port ▪ Convenient location

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RICS

11 The Willows, Keynsham, Bristol, BS31 2DJ

Located in a highly convenient position just a stone's throw away from Keynsham High Street amenities and public transport links, this well presented two bedroom apartment offers well proportioned rooms throughout.

Entering through a communal entrance hallway accessed via a secure telephone entry system, a staircase leading to the first floor provides access to 11 The Willows. Once inside, the Apartment comprises an entrance hallway with a useful storage cupboard which leads to a spacious lounge benefitting from a Juliette balcony and open access through to a separate kitchen, two double bedrooms of which both contain fitted wardrobes while the principle additionally benefits from an ensuite shower room. The Apartment is completed with a family bathroom.

Further benefits to the apartment includes a large car port.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE
Accessed via a secure telephone entry system with stairs leading to first floor to access Flat 11.

FIRST FLOOR

ENTRANCE HALLWAY 4.1m x 2.1m (13'5" x 6'10")
Access to interior rooms, storage cupboard housing gas Worcester combination boiler, radiator and power points.

LOUNGE 3.7m x 3.8m (12'1" x 12'5")
Double glazed windows and Juliette balcony to front aspect, opening leading to kitchen, radiator and power points.

KITCHEN 2.9m x 1.9m (9'6" x 6'2")
Double glazed window to front aspect, matching wall and base units with laminate work surfaces over with integrated fridge/freezer, dishwasher, oven, electric oven and hob with extractor over. Space and plumbing for a washing machine, one and a quarter sink with mixer tap over with tiled splashbacks to area, radiator and power points.

BEDROOM ONE 3.7m x 2.8m (12'1" x 9'2")
Double glazed window to rear aspect, fitted wardrobes, access to en suite, radiator and power points.

EN SUITE 2.9m x 1.2m (9'6" x 3'11")
Walk in shower cubicle off mains, vanity unit with wash hand basin with mixer tap over and a low level WC with hidden cistern. Tiled splashbacks to wet areas, heated towel rail and shaving power points.

BEDROOM TWO 3.4m x 3.1m (11'1" x 10'2")
Double glazed window to rear aspect, fitted wardrobes and dressing table, radiator and power points.

BATHROOM 3.7m x 1.9m (12'1" x 6'2")
Double glazed obscured window to side aspect, bath with shower off mains supply over, vanity unit with wash hand basin and mixer tap over and low level WC with hidden cistern. Tiled splashbacks to wet areas, airing cupboard housing hot water tank, heated towel rail and shaving power points.

EXTERIOR

CAR PORT 8.3m x 3.3m (27'2" x 10'9")
Pedestrian door access to a storage cupboard at the back of garage, lighting.

TENURE
The property is leasehold. 125 year lease started in January 2006 with approximately 105 years remaining. An annual service charge of £1,936 is payable which includes ground rent charge.

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: Bath and north east somerset.
Services: All services connected.
Broadband speed: Ultrafast 1000mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).







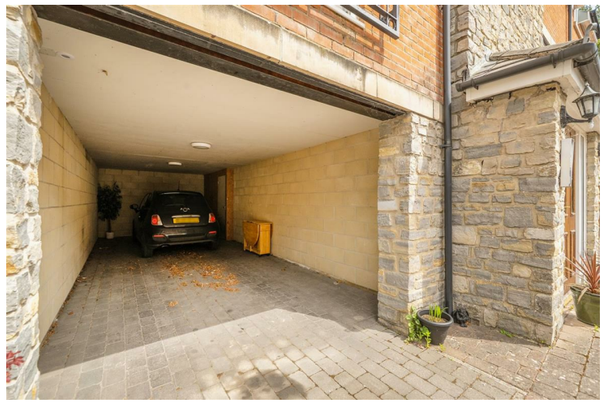












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