

60B TEMPLE STREET
KEYNSHAM
BRISTOL
BS31 1EP

£229,950



G R E G O R Y S

ESTABLISHED 1974

OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND CONVENIENTLY LOCATED ONLY A SHORT WALK TO KEYNSHAM HIGH STREET, CAN BE FOUND THIS SMART, FIRST FLOOR FLAT. ADDITIONAL BENEFIT INCLUDES A PRIVATE GARDEN, WHICH ENJOYS A SUNNY WESTERLY ORIENTATION, WHILST THE APARTMENT IS ACCESSED VIA ITS OWN PRIVATE ENTRANCE DOOR.

The flat is positioned to the first and top floor and set amongst a small number of similar flats within the development. Owners can enjoy 'resident only' parking within the cul-de-sac with this being on a first come, first serve basis.

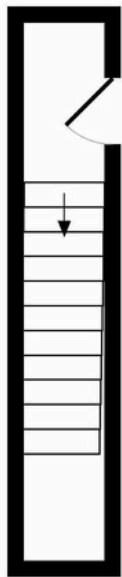
From the cul-de-sac, a pedestrian pathway leads to the rear of the development, where the private garden and apartment entrance can be found. Once inside an entrance lobby and stairs lead to the first floor. The accommodation is generously proportioned with the majority of rooms bathed in natural light. None more so than the main reception room, where the lounge/diner can be found. A feature floor to ceiling picture window, together with windows to the side, southerly aspect, brings in a wealth of daylight, maximising the feeling of space. The separate fitted kitchen comprises a large selection of built in wall and base units with expanses of work surfaces over. Within the kitchen space and plumbing is available for a washing machine, tumble dryer and dishwasher, whilst an integrated oven, hob and fridge/freezer benefits.

Both bedrooms are impressively proportioned with both offering fitted storage cupboards. Completing the accommodation can be found the bathroom, of which comprises a four piece white suite, with separate shower enclosure and bath.

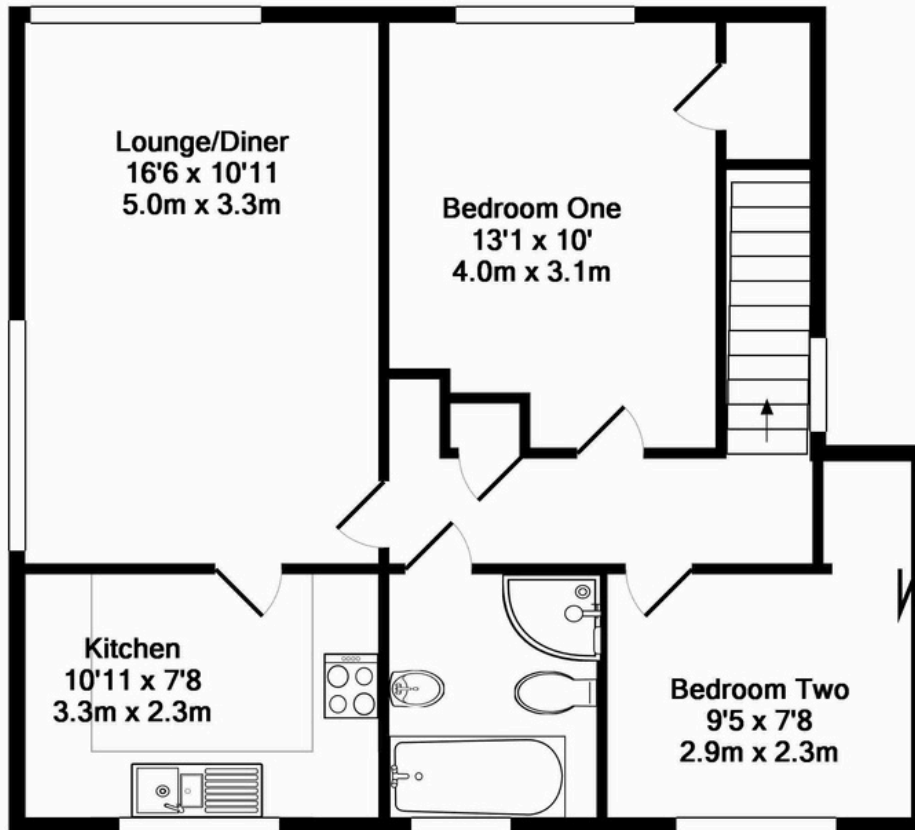
Furthermore the property is double glazed throughout and heated via a gas combination boiler. Offered to the market with no onward chain and priced to sell, this lovely two bedroom flat is worthy of an early viewing and comes highly recommended for any genuine buyer looking for an efficient move.







Ground Floor
Approx. Floor
Area 48 Sq.Ft.
(4.4 Sq.M.)



1st Floor
Approx. Floor
Area 609 Sq.Ft.
(56.6 Sq.M.)

Total Approx. Floor Area 657 Sq.Ft. (61.0 Sq.M.)

*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy performance certificate (EPC)

60b Temple Street Keynsham BRISTOL BS31 1EP	Energy rating C	Valid until: 28 June 2032
		Certificate number: 2130-3017-8206-8252-8204

Property type	Top-floor flat
Total floor area	56 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.

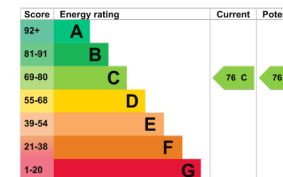
[See how to improve this property's energy efficiency.](#)

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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0117 986 6644

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