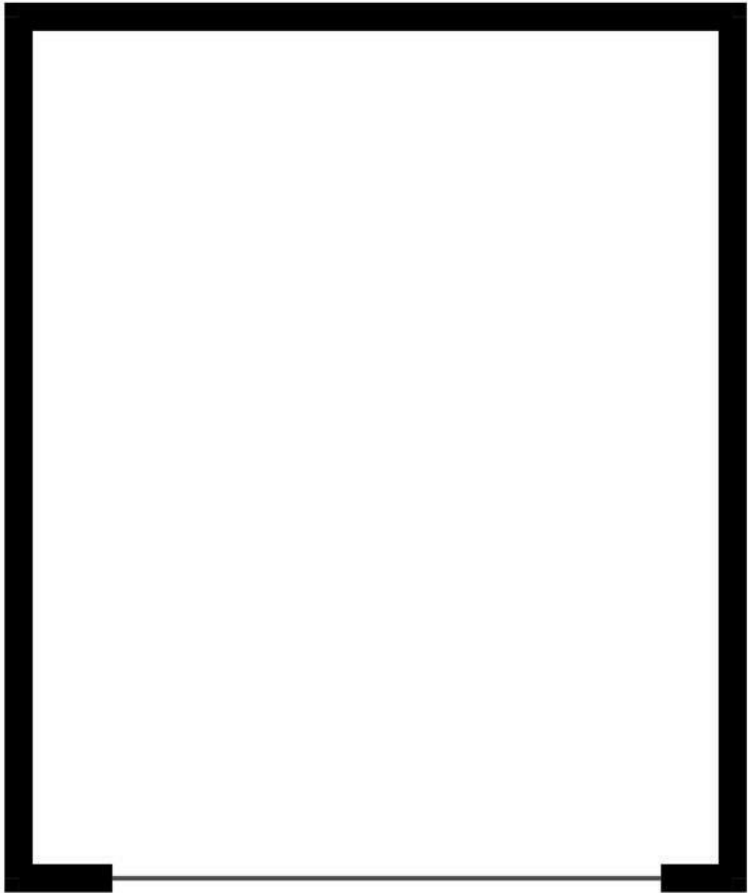


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 270 sq.ft. (25.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Rockhill Estate Wellsway, Keynsham, Bristol, BS31 1PF



£65,000

An opportunity to purchase a secure lock up storage unit in a convenient position within walking distance of the town centre in a substantially residential location in a small development of similar properties

- 25.1sqm (approx 270sqft) ▪ Electricity connected ▪ Ideal for garaging, workshop or secure storage ▪ Within walking distance of town centre



Rockhill Estate Wellsway, Keynsham, Bristol, BS31 1PF

The unit is constructed in stone and block beneath a tiled roof and has been recently refurbished. The property would be ideal for overflow domestic storage, garaging or a trades person needing a secure store and base.

In fuller detail the accommodation comprises (all measurements are approximate):

25.1 sqm (270 sq ft). Mains electricity is connected and water and drainage is available. Electric roller entrance door.

TENURE: Freehold and sold with vacant possession.

RATEABLE VALUE: Presently assessed with another unit. Will need to be separated on sale. May qualify for 100% small business relief.

ENERGY PERFORMANCE CERTIFICATE: The property is exempt from EPC regulations being a building of low energy use with no fixed heating system.

