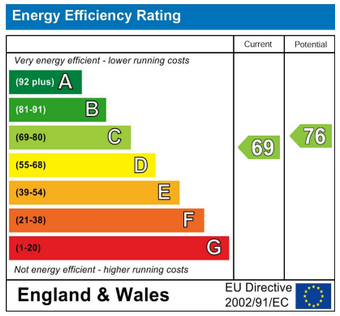
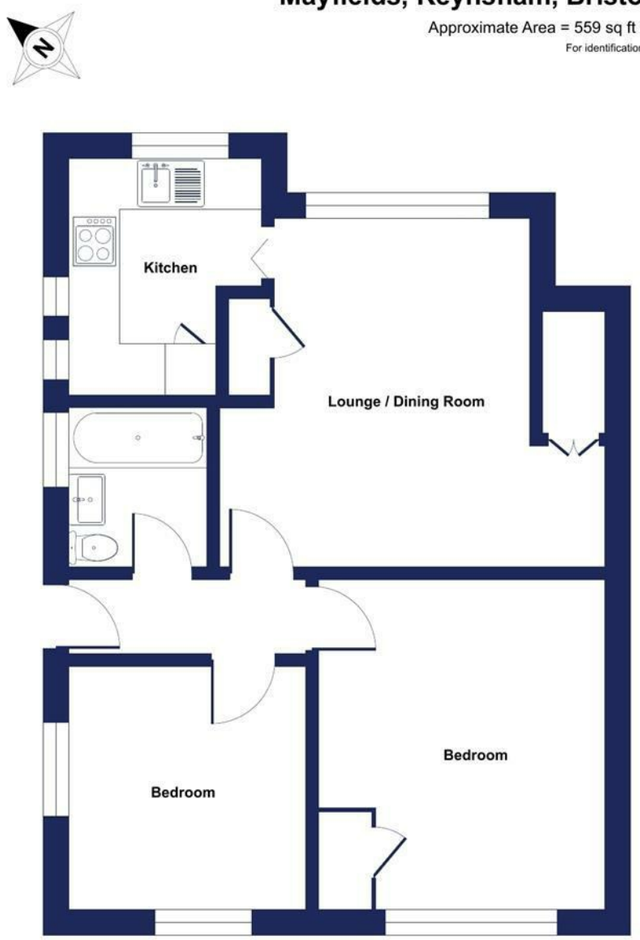


Mayfields, Keynsham, Bristol, BS31

Approximate Area = 559 sq ft / 51.9 sq mm

For identification only - Not to scale



GROUND FLOOR

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: 1458159

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Tel: 0117 9863681 email: keynsham@daviesandway.com

15 Mayfields, Keynsham, Bristol, BS31 1BW



£250,000

An immaculately presented two double bedroom ground floor flat located in the centre of town.

- Garden Flat
- Private entrance
- Entrance hallway
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- No onward chain

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RICS

15 Mayfields, Keynsham, Bristol, BS31 1BW

A beautifully presented two double bedroom garden flat located in the centre of town within easy reach to a selection of amenities. This modern property boasts bright and airy rooms throughout well suited to either first time purchasers, for those downsizing wishing for an alternative to a bungalow.

Internally the property enjoys a private entrance which leads to the hallway, from this room the remaining accommodation can be found. This accommodation comprises of a good size lounge/dining room, a modern kitchen, and two double bedrooms (both with direct views of the rear garden) in addition to a three piece suite bathroom.

Externally the property has the benefit of a secure private garden flat that is mainly laid to lawn.

INTERIOR

GROUND FLOOR
Entrance leading to hallway.

HALLWAY 3.1m x 0.9m (10'2" x 2'11")
Radiator, power points, doors to rooms.

LOUNGE 4.6m narrowing to 3.6m x 4.1m (15'1" narrowing to 11'9" x 13'5")
Window to front aspect, radiator, power points, built in storage cupboard, door to kitchen.

KITCHEN 2.8m x 1.8m (9'2" x 5'10")
Windows to front and side aspects, kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob, space and plumbing for washing machine, space and power for low level fridge, power points, extractor fan, tiled splashbacks to all wet areas, built in storage cupboard housing modern gas combination boiler.

BEDROOM ONE 4m x 3.3m (13'1" x 10'9")
Window to rear aspect overlooking rear garden, radiator, power points, built in cupboard.

BEDROOM TWO 2.9m x 2.9m (9'6" x 9'6")
Windows to rear and side aspects overlooking rear garden, radiator, power points.

BATHROOM 1.8m x 1.8m (5'10" x 5'10")
Obscured windows to side aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap over, shower off mains supply over, heated towel rail, extractor fan, fully tiled walls to all wet areas.

EXTERIOR

FRONT OF PROPERTY
Path leading to front door across neighbouring driveway.

REAR GARDEN
Private rear garden mainly laid to lawn with fenced boundaries, raised decking, stone chipping area, timber shed.

TENURE
This property is leasehold. The Lease has 120 years remaining. There is an absentee Landlord.

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.

ADDITIONIAL INFORMATION
Local authority: Bath and North East Somerset
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).



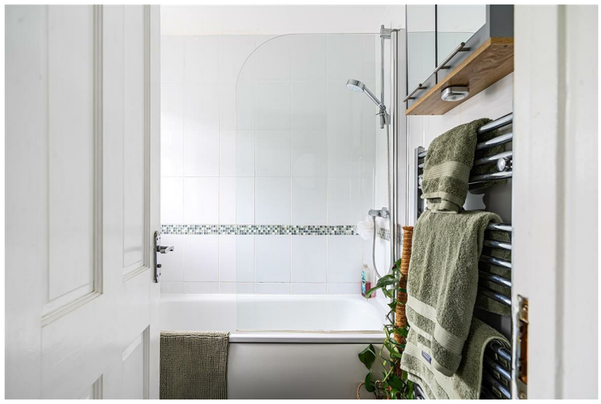
















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