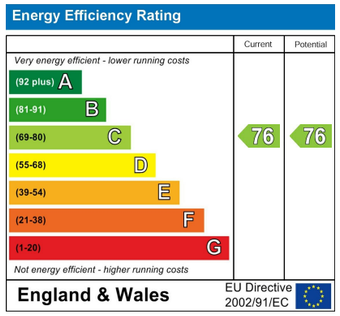


The Mead, Keynsham, Bristol, BS31

Approximate Area = 649 sq ft / 60.3 sq m
Garage = 248 sq ft / 23 sq m
Total = 897 sq ft / 83.3 sq m
For identification only - Not to scale



FIRST 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: 1540267

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8 The Mead, Keynsham, Bristol, BS31 1FF



£280,000

A well presented and modern two bedroom coachouse, benefiting from a rear garden and no onward sales chain.

■ Coachouse ■ Driveway ■ Garage ■ Entrance hallway ■ Lounge/Dining/Kitchen ■ Open plan ■ Two bedrooms ■ En-suite ■ Bathroom ■ Rear garden

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RICS

8 The Mead, Keynsham, Bristol, BS31 1FF

A well presented and spacious two bedroom detached coach house, featuring its own private rear garden and a garage, making it an ideal purchase for first time buyers or those looking to downsize.

The property is approached via a private ground floor entrance, with stairs leading to the first floor accommodation. A spacious entrance hallway provides access to a bright and inviting lounge/dining room, complete with a Juliette balcony and open plan access to a modern fitted kitchen. There are two well proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a contemporary family bathroom.

Externally, the property benefits from a private rear garden, together with a garage conveniently positioned beneath the home.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY
Stairs leading to first floor, radiator and power points.

FIRST FLOOR

LANDING
Velux window to roofline, doors to first floor rooms, storage cupboard and a radiator.

LOUNGE/DINING/KITCHEN 5.8m x 4.3m (19'0" x 14'1")
to maximum points. Double glazed Juliet balcony to front aspect, windows to side aspect and a Velux window. Matching wall and base units with work surfaces over, integrated appliances including dishwasher, fridge freezer, washing machine, oven and four ring gas hob with a stainless steel splashback to area and extractor over. One and a quarter basin and drainer with mixer tap over, tiled flooring in kitchen area, radiator and power points.

BEDROOM ONE 4.2m x 2.5m (13'9" x 8'2")
Double glazed window to front aspect, door to en suite, radiator and power points.

EN-SUITE 1.5m x 1.3m (4'11" x 4'3")
Walk in shower cubicle, pedestal basin with mixer tap over and low level WC. Tiled splashbacks to wet areas, radiator and shaving power points.

BEDROOM TWO 2.5m x 2.2m (8'2" x 7'2")
Double glazed window to front aspect, radiator and power points.

BATHROOM 2.8m x 1.5m (9'2" x 4'11")
Velux window in roofline, panelled bath with hot and cold taps, shower off mains over and a glass shower panel. Pedestal wash hand basin with mixer tap over, wall mounted mirrored cupboard and a low level WC. Tiled walls to wet areas, tiled flooring and a radiator.

EXTERIOR

FRONT OF PROPERTY
Driveway accessed via a dropped kerb and leading to garage.

GARAGE 5.8m x 3.9m (19'0" x 12'9")
Up and over garage door, lighting and power points.

REAR GARDEN
Accessed via gate at the side of the property. Landscaped with areas of decorative chipping for ease of maintenance, decking for outdoor seating and a lawn area with fenced boundaries.

TENURE
This property is freehold.

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 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).



















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