



8 FAIRACRES CLOSE
KEYNSHAM
BRISTOL
BS31 1TT
£150,000



G R E G O R Y S

— REAL ESTATE —

**LOCATED IN THE EVER POPULAR 'FAIRACRES'
RETIREMENT DEVELOPMENT CAN BE FOUND
THIS WELL BALANCED, TWO
BEDROOM FLAT, OFFERED TO THE MARKET
WITH A COMPLETE ONWARD CHAIN.**

Fairacres is designed for those over 55 and provides independent living, yet with all the benefits a retirement development offers. A friendly house manager is on hand (not 24 hours), whilst residents can also enjoy exclusive use of an array of facilities including communal gardens, clothes drying area, a meeting room and resident only parking.

Conveniently located within a short walk to Keynsham High Street, where numerous shops, cafes and restaurants can be enjoyed. Adjacent to the development, Keynsham health centre can be found. For those looking for the country life, beautiful countryside walks can be found via the historic Dapps Hill, only a moments walk away.

The development comprises a small selection of two storey buildings, scattered amongst well kept grounds. To the front of the development can be found this first floor apartment, with secure intercom system entrance and a communal hallway and stairs leading to the flat. Its position to the entrance of the development provides the perfect spot for a bit of people watching.

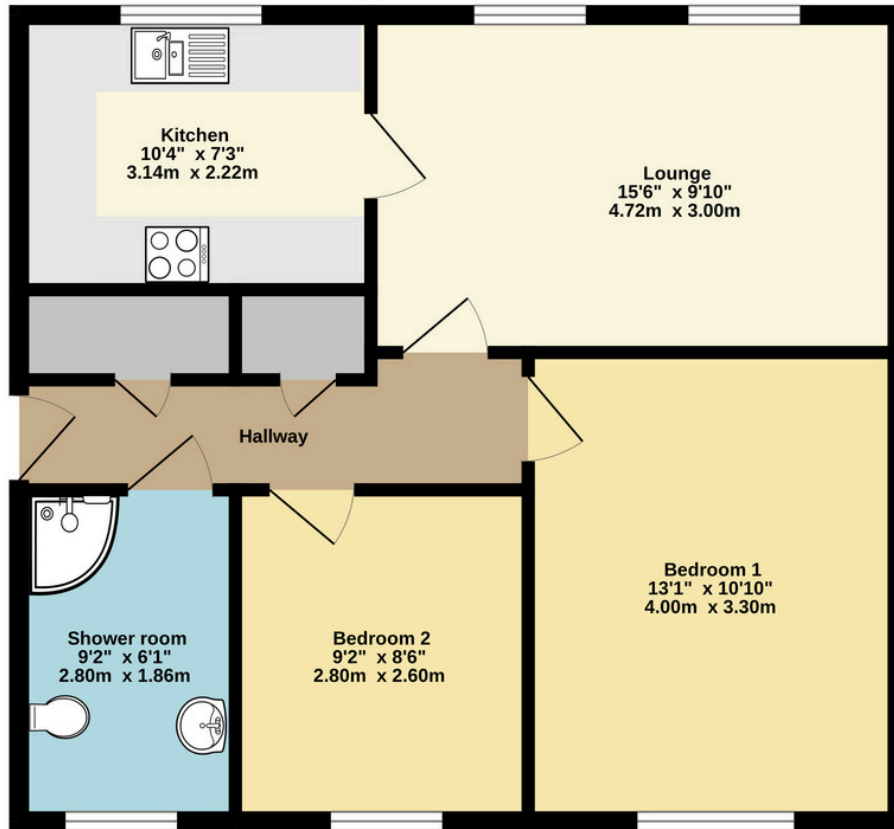
Once inside can be found the entrance hallway, complete with many fitted cupboards providing valuable, practical storage options. From the hallway can be found the shower room. A generously sized room and one that has been re-configured into a modern shower room. Both bedrooms are double in nature and can be found to the rear of the property, offering a quiet aspect with views of the gardens. The lounge is bathed in natural light due to the dual windows and westerly orientation. The same can be said for the kitchen, again benefitting a sunny aspect and a kitchen that comprises a large selection of fitted units.

This is a well kept development and one that is perfect for those still seeking independent living with benefits of a retirement property.





First Floor
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.4 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.
Made with Metropix 2020b

Energy performance certificate (EPC)			
6, Fairacres Close Keynsham BRISTOL BS31 1TT	Energy rating C	Valid until:	20 September 2027
		Certificate number:	2398-9002-7281-5843-1974

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.

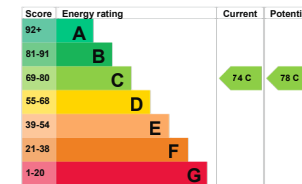
[See how to improve this property's energy efficiency.](#)

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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