



Flat 8, Fairholm 130 Wellsway, Bristol, BS31 1JF

Offers Over £400,000

NO CHAIN Welcome to this immaculately presented three double bedroom apartment, nestled on the ground floor of the sought-after "Fairholm Manor" in Keynsham, Bristol. This delightful residence offers a perfect blend of modern living and serene countryside views, making it an ideal home for families, professionals and downsizers.

As you enter the apartment, you are greeted by an inviting open plan living and kitchen area, which is bathed in natural light and features a charming balcony that overlooks the picturesque countryside. This space is perfect for entertaining guests or simply enjoying a quiet evening at home. The well-appointed kitchen is designed for both functionality and style, ensuring that cooking is a pleasure.

The apartment boasts three spacious double bedrooms, providing ample space for relaxation and rest. The master bedroom includes a convenient en suite shower room, adding a touch of luxury to your daily routine. The additional bathroom is well-equipped, catering to the needs of family and guests alike.

Entrance via door into

Communal Hallway

Front door into

Hallway



Cupboard housing underfloor heating manifold and separate controls for hot water, doors to

Master Bedroom

14'3" x 11'6" (4.36 x 3.51)



uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, spotlights, door to

En Suite Shower Room

5'5" x 7'0" (1.67 x 2.14)



Suit comprising shower cubicle with electric rainfall shower over, close coupled w/c, wash hand basin with mixer taps over, fully tiled, spotlights, extractor.

Bedroom Two

15'4" x 9'3" (4.68 x 2.84)



uPVC double glazed window to front aspect,

Bedroom Three

14'5" x 9'4" (4.41 x 2.85)



uPVC double glazed window to rear aspect enjoying countryside views towards the river Chew and beyond.

Bathroom

7'6" x 7'0" (2.30 x 2.14)



Suite comprising panelled bath with mixer taps and electric shower attachment over, close coupled w/c, was hand basin with mixer taps over, spotlights, extractor fan.

Open Plan Living/Kitchen

26'4" x 11'4" (8.04 x 3.46)



uPVC double glazed window to rear aspect enjoying countryside views and overlooking communal gardens, uPVC double glazed sliding patio doors opening onto a balcony/terrace. The kitchen has a range of wall and floor units with work surface over, sink drainer unit with mixer taps, integrated electric oven and hob,

integrated fridge freezer, dishwasher and washing machine, space for dining table, spotlights.

Communal Gardens



Immaculately presented communal gardens with a westerly facing aspect, enjoying countryside views over the river Chew.

Balcony

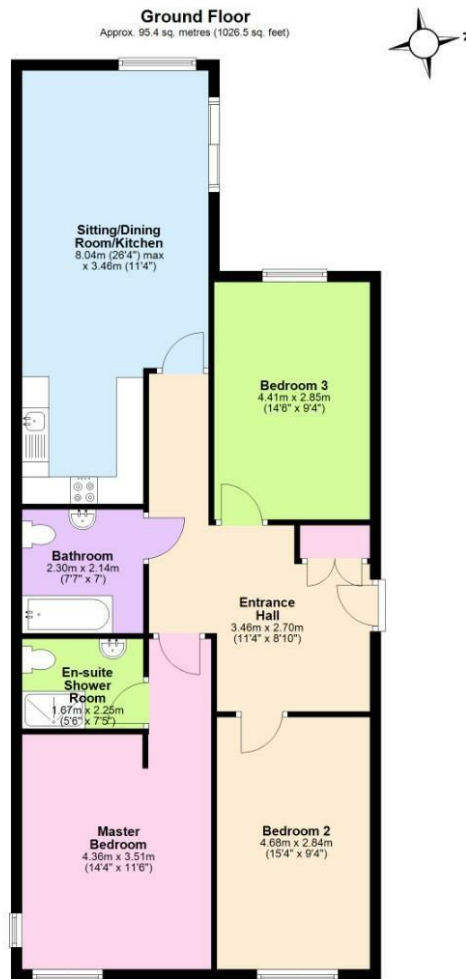


Enclosed by glass balustrade with composite decking ideal for garden furniture.

Directions

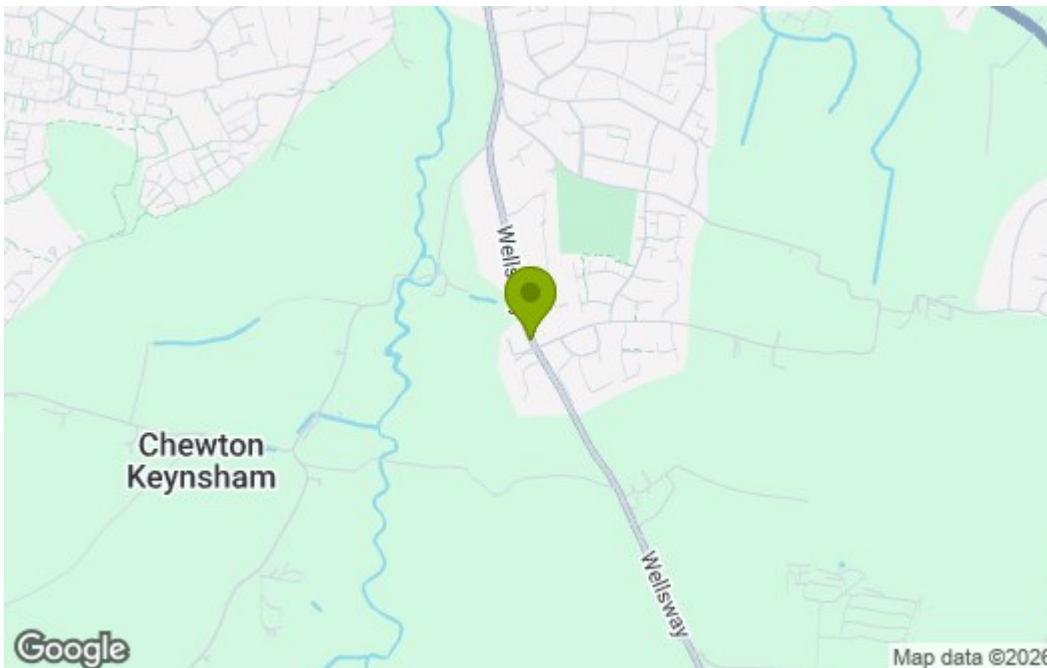
Sat Nav BS31 1JF

Floor Plan



Total area: approx. 95.4 sq. metres (1026.5 sq. feet)
8 Fairholme Manor, Keynsham

Area Map



Energy Efficiency Graph

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

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