



**4 TRESCOTHICK CLOSE
KEYNSHAM
BRISTOL
BS31 2BD
£189,950**

Presented to an excellent decorative standard and positioned within this popular, select development, can be found this smart, first floor flat. Conveniently positioned only a short walk to Keynsham Train Station and High Street, this one bedroom property is perfect for any professional couple looking for an efficient commute into both Bath & Bristol.

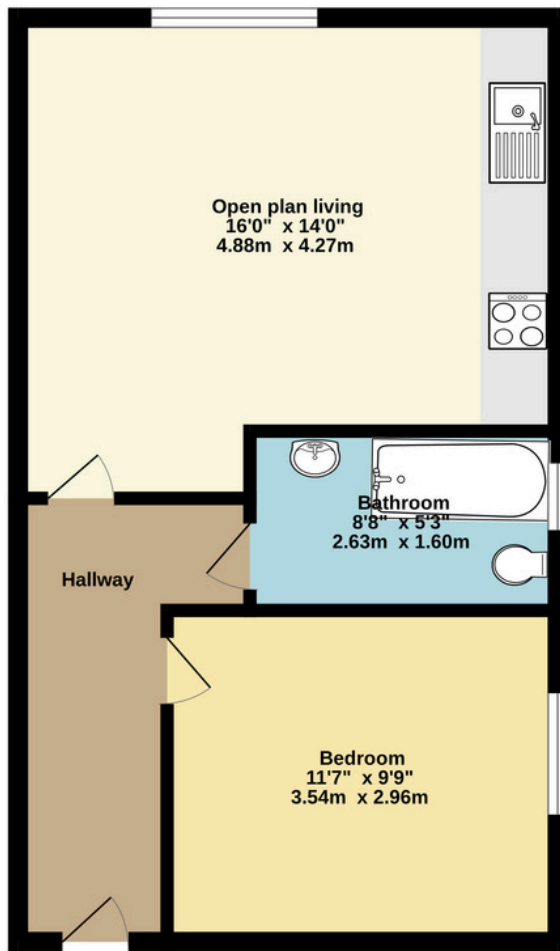
Numerous benefits are attributed to living within the development, including allocated off street parking, plentiful visitor spaces, a secure bike store and generous, communal gardens. All of which are well kept due to the resident run management company, ensuring the development is a wonderful place to live.

The property is generously proportioned, bathed in natural light and offers a private setting upon the first floor of this two storey building. Secure, communal entrance is shared with only three other residents via an intercom system, hallway, stairs and landing. Once inside the hallway provides access to all rooms and provides a welcoming introduction to the property. The main living room is of an open plan nature, spanning the full width of the property with views to the front aspect. The room comprises space for designated lounge and dining areas, whilst the kitchen consists of numerous built in units, extensive work surfaces and with space and plumbing for appliances. The bedroom is a large double in nature and can be found to the rear of the property with views across to the playing fields located to the rear of the development. Completing the accommodation is the bathroom, of which comprises a contemporary, three piece white suite. Furthermore the bathroom benefits natural light via its own double glazed window to the side aspect.

The property is double glazed throughout and heated via gas central heating and a combination boiler. A lovely property, with many added benefits and perfect for any first time buyer, buy to let investor or even a buyer looking to downsize from their current home.







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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Energy performance certificate (EPC)

4 Trescothick Close Keynsham BRISTOL BS31 2BD	Energy rating C	Valid until:	6 May 2036
		Certificate number:	0535-3062-0205-1696-1200

Property type	Top-floor flat
Total floor area	40 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.

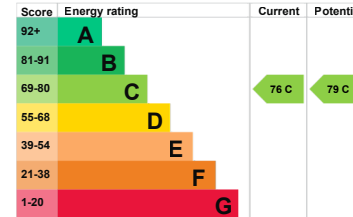
[See how to improve this property's energy efficiency.](#)

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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