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20 Goldcrest Walk, Keynsham, Bristol, BS31 2FT



£270,000

An excellently presented two double bedroom detached coach house, ideal for first time buyers and downsizers alike.

- Coach house
- Detached
- Private entrance
- Lounge/dining room
- Kitchen/breakfast room
- Two double bedrooms
- Bathroom
- Car port and parking space

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.  
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## 20 Goldcrest Walk, Keynsham, Bristol, BS31 2FT

Nestled in a peaceful backwater location, this beautifully presented two double-bedroom detached coach house offers modern accommodation throughout. Perfect for first-time buyers and downsizers alike, it boasts the advantages of no adjoining neighbours, spacious interiors, and a private entrance.

The property is accessed via a private ground-floor entrance, with stairs leading to the first floor. A generous entrance hallway welcomes you, providing access to the loft and two large storage cupboards. From here, the well-appointed accommodation is accessed which includes a bright and airy lounge/dining room, a fully fitted kitchen/breakfast room, two double bedrooms, and a stylish contemporary family bathroom.

Additional features include a carport located beneath the property, complete with a large storage cupboard, as well as access to an additional parking space.

### INTERIOR

#### GROUND FLOOR

##### **ENTRANCE HALLWAY 1.5m x 0.9m (4'11" x 2'11")**

Radiator, power points, stairs rising to first floor landing.

#### FIRST FLOOR

##### **LANDING 5.5m x 1.9m (18'0" x 6'2")**

to maximum points. Access to loft via hatch, double glazed window to rear aspect, radiator, power points, two built in storage cupboards, doors leading to rooms.

##### **LOUNGE/DINING ROOM 5.4m x 3.3m (17'8" x 10'9" )**

Dual double glazed windows to front aspect, radiator, power points, door leading to kitchen/breakfast room.

##### **KITCHEN/BREAKFAST ROOM 4.2m x 2.2m (13'9" x 7'2" )**

Double glazed window to rear aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven, four ring gas hob with extractor fan over, integrated fridge, freezer, washing machine and dishwasher, wall mounted gas combination boiler. Power points, splashbacks to all wet areas, radiator, ample space for breakfast table.

##### **BEDROOM ONE 3.4m x 3.2m (11'1" x 10'5" )**

Double glazed window to front aspect, radiator, power points.

##### **BEDROOM TWO 3.4m x 3.2m narrowing to 2.2m (11'1" x 10'5" narrowing to 7'2" )**

Double glazed window to front aspect, built in wardrobe, radiator, power points.

##### **BATHROOM 2.4m narrowing to 1.9m x 2m (7'10" narrowing to 6'2" x 6'6" )**

Obscured double glazed window to rear aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, panelled bath with mixer tap and shower off mains supply over, radiator, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

##### **CAR PORT 5.5m x 2.5m (18'0" x 8'2" )**

Benefitting from power, lighting and a private bike store and leading to a further parking space.

### TENURE

This property is freehold. There is an estate charge of £160 payable per annum.

### 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, Three and Vodafone - all likely available (Source - Ofcom).

