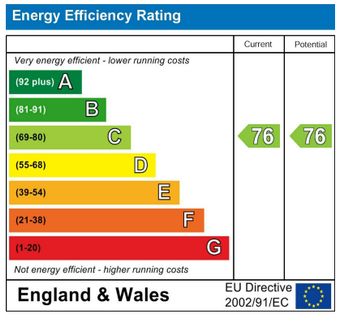


Fairfield Way, Keynsham, Bristol, BS31

Approximate Area = 782 sq ft / 72.6 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: 1547580

DAVIES & WAY
CHARTERED SURVEYORS • ESTATE AGENTS

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

7 Fairfield Way, Keynsham, Bristol, BS31 1GE



£315,000

An excellent example of a contemporary two double bedroom first floor apartment

▪ Modern First Floor Apartment ▪ Communal Entrance Hall ▪ Spacious Private Hallway ▪ Open Plan Living/Kitchen ▪ Two Double Bedrooms ▪ Good Sized Ensuite ▪ Famiyl Bathroom ▪ Two Allocated Parking Spaces ▪ Communal Bike and Bin store ▪ Sought After Development

naea | propertymark PROTECTED

RICS

7 Fairfield Way, Keynsham, Bristol, BS31 1GE

This contemporary two double bedroom first floor apartment offers high-quality accommodation throughout well suited to professional couples. It enjoys a prime location on the edge of Keynsham within close proximity to Waitrose supermarket & Wellsway school complex benefitting from excellent transport links to the cities of Bristol and Bath

The property is entered via a secure, telephone entry system with stairs that lead to the first floor and into the apartment. Comprising a roomy entrance hallway with walk in utility cupboard leads to a delightful open plan lounge/kitchen with dual aspect windows and French doors to a Juliet balcony that floods the room with natural light. The kitchen is a particular highlight and features a range of integrated Bosch appliances. Both bedrooms are good sized doubles and benefit from large windows with built-in shutters and the principal bedroom further offers a luxury three-piece ensuite shower room. The internal accommodation is completed by a contemporary three-piece bathroom with shower above the bath.

Externally, the apartment block sits within landscape gardens, and resident's have use of a bin and bike store and two allocated parking spaces.

Ground Floor
Access to apartment building via secure telephone entry system, stairs rising to first floor.

First Floor
Access to apartment number seven and other first floor apartments

Internal Hallway 5.4m x 3.4m narrowing to 1.3m (17'8" x 11'1" narrowing to 4'3")
Double glazed window to rear aspect, spacious walk in utility cupboard housing hot water cylinder with space and plumbing for washing machine. Electric panel heater, power point, doors leading to further rooms.

Open Plan Living/Kitchen 6.9m x 3.8m (22'7" x 12'5")
Dual aspect, double glazed windows to rear and side aspects, double glazed French doors to glass Juliet balcony with inset shutters to front aspect. The living area offers ample space for a separate seating and dining area. The high-quality kitchen is comprised of a range of soft close wall and base units with a roll top works surfaces, one and a quarter bowl stainless steel sink with mixer tap over, range of integrated appliances including electric Bosch oven, Combi microwave, four ring induction hob with extractor fan over, fridge, freezer and dishwasher. Splash backs to all wet area areas.

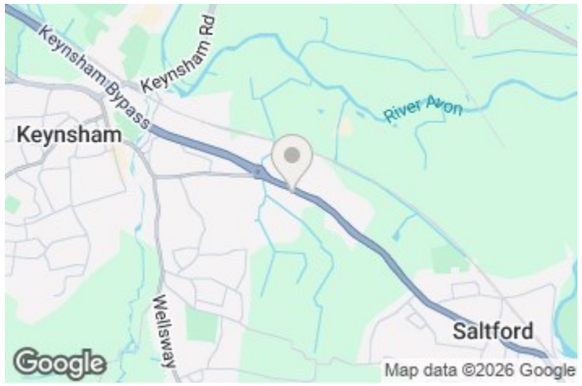
Bedroom One 3.7m x 3.5m (12'1" x 11'5")
Double glazed French doors to Juliet balcony to front aspect with inset shutters, built-in double wardrobe, electric panel heater, power point, door leading to en suite shower room

Ensuite 2.3m x 1.5m (7'6" x 4'11")
Luxurious three-piece suite comprising wash hand basin with mixer tap over, hidden cistern WC and oversized walk-in shower cubicle with shower off main supply. Heated towel rail, extractor fan, tiled splashbacks to all wet areas.

Bedroom Two 3.9m narrowing to 3.2m x 3.5m (12'9" narrowing to 10'5" x 11'5")
Full height double glazed windows with inset shutters to front aspect, panel heater, power point

Bathroom 2.2m x 2m (7'2" x 6'6")
Double glazed window to rear aspect, contemporary three-piece suite, comprising wash hand basin with mixer tap over ,hidden cistern WC, and panelled bath with mixer tap and shower attachments over. Heated towel rail, extractor fan, tiled splash backs to all wet areas.

Exterior
The property is sat within landscape gardens with fenced and shrub boundaries and there is allocated parking for two vehicles to the rear. Along with a communal bin and bicycle store.

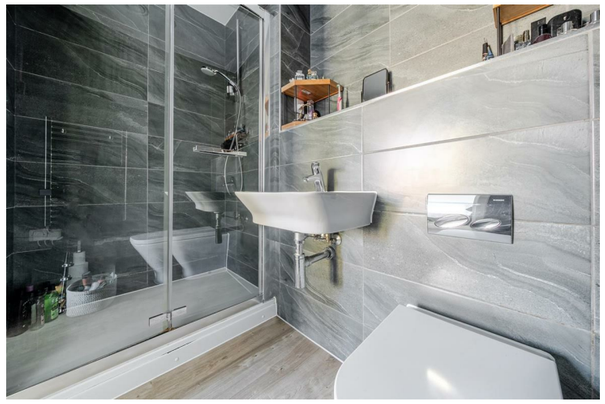


















www.daviesandway.com