



10 Trescothick Close, Bristol, BS31 2BD

Offers Over £300,000

****NO ONWARD SALES CHAIN**** Welcome to Trescothick Close, a delightful three-bedroom duplex apartment located in the heart of Keynsham, Bristol. Built in 2007, this well-presented home is perfect for families or retired couples seeking a blend of comfort and convenience.

As you enter, you will find a spacious reception room that serves as an ideal space for relaxation and entertaining guests. The three generously sized bedrooms offer ample accommodation for family living or visiting friends, while the well-appointed bathrooms cater to the practical needs of everyday life. The apartment is equipped with double glazing and gas-fired central heating, ensuring a warm and energy-efficient environment throughout the year.

One of the standout features of this property is the low-maintenance enclosed garden, providing a private outdoor space for leisure and enjoyment. Additionally, an allocated parking space adds to the convenience of living in this desirable location.

Entrance via front door into

Hallway

Doors to

W/C

Close coupled w/c, single radiator, extractor, pedestal wash hand basin with mixer tap over.

Sitting Room

18'2" x 16'2" (5.54 x 4.93)

Double doors opening to rear garden, stairs rising to first floor landing, window to side aspect, single radiator, under stairs storage, internal double doors to

Kitchen/Dining Room

11'3" x 16'2" (3.43 x 4.93)

Double glazed window to rear aspect, a range of wall and floor units with work surface over, integrated gas hob with extractor over, integrated oven, sink drainer unit with mixer tap over, space and plumbing for dishwasher and washing machine, space for freestanding fridge freezer, single radiator, tiled flooring, spot lights.

Landing

13'10" x 6'11" (4.24 x 2.12)

Single radiator, storage cupboard, doors to

Master Bedroom

12'0" x 11'6" (3.68 x 3.51)

Double glazed windows to side and rear aspects, single radiator, door to

En-Suite Shower Room

8'2" x 4'3" (2.51 x 1.32)

Suite comprising shower cubicle with shower attachment over, single radiator, wash hand basin with mixer taps over, close coupled w/c, extractor fan.

Bedroom Two

10'5" x 8'10" (3.19 x 2.71)

Double glazed window to rear aspect, single radiator.

Bedroom Three

6'6" x 8'10" (2.00 x 2.71)

Double glazed window to rear aspect, single radiator.

Bathroom

6'11" x 6'11" (2.11 x 2.11)

Suite comprising low level w/c, pedestal wash hand basin, with chrome mixer tap over, panelled bath, tiled flooring, single radiator, storage cupboards with mirror and light over, extractor.

Outside

The REAR garden is laid mainly to paving for ease of maintenance, with a wooden gate giving pedestrian access to the front. The rear garden is fully enclosed by feather edge fencing with an outside storage cupboard and outside wall lights.

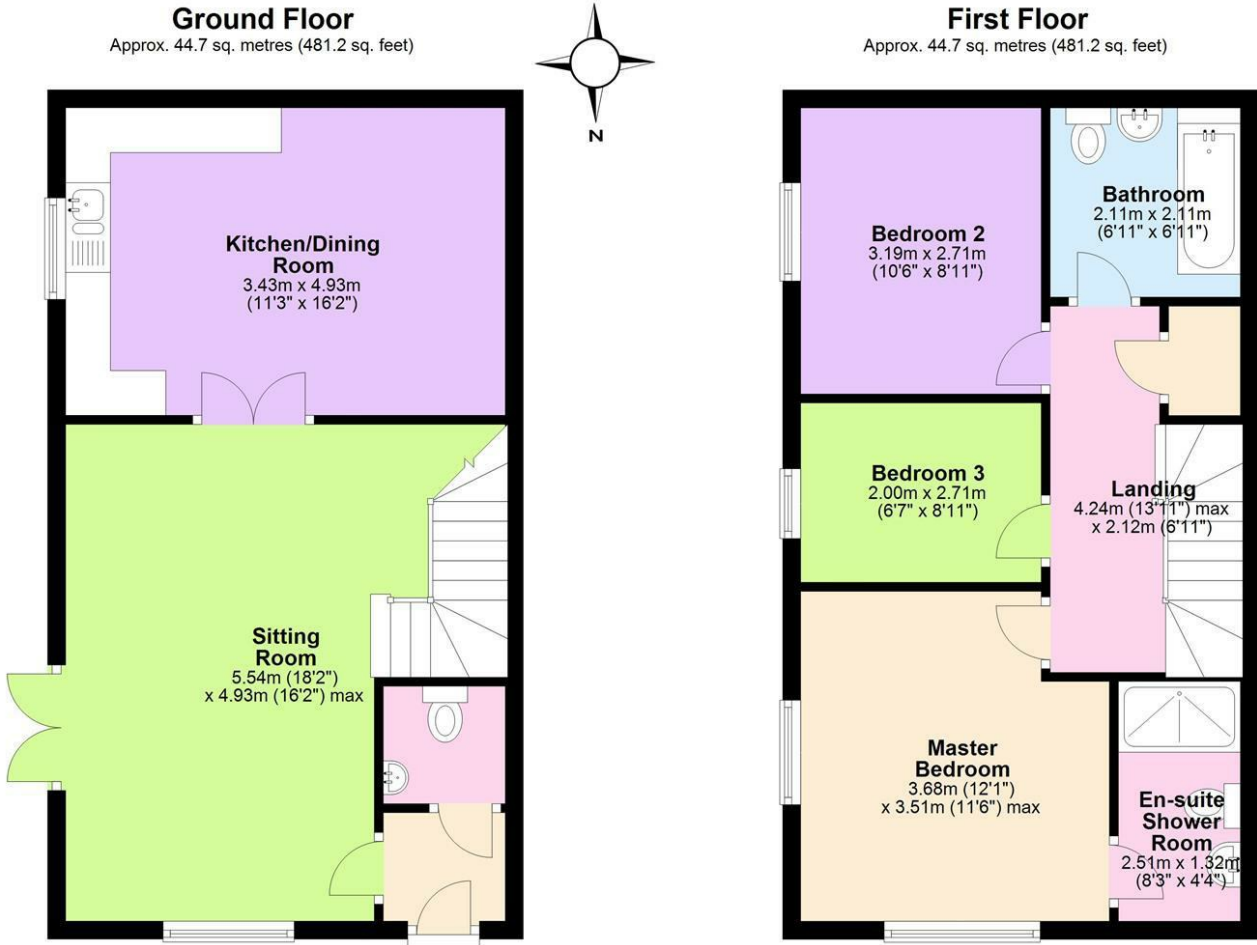
Communal Garden

The development has a communal garden with trees and lawn that looks out to fields. There is also a bike shed close to the property for residents to securely lock their cycles away.

Directions

Sat Nav BS31 2BD

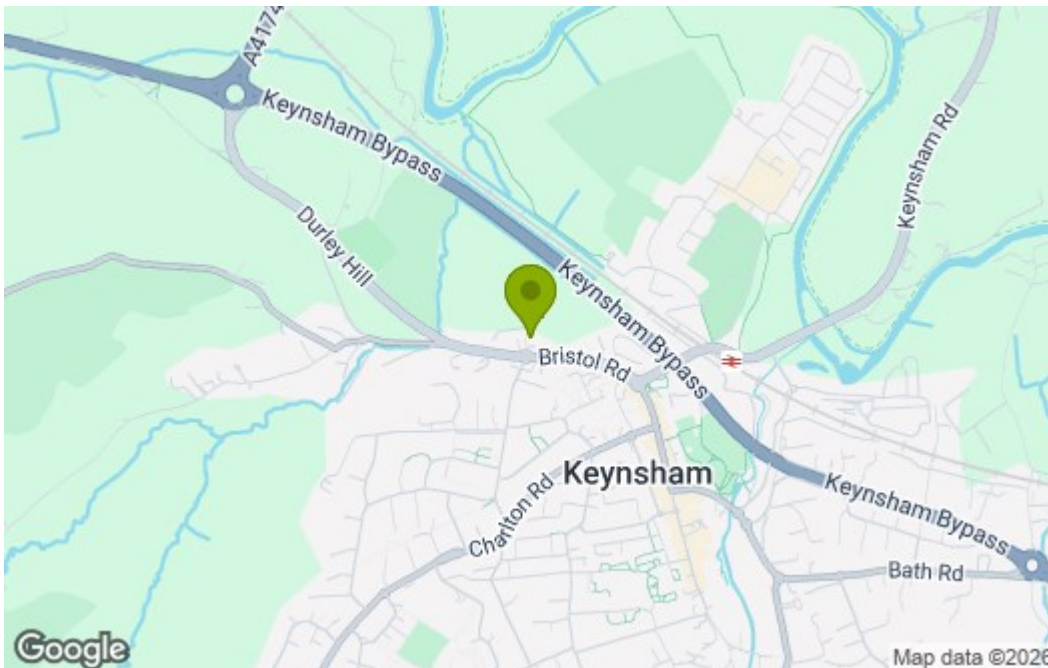
Floor Plan



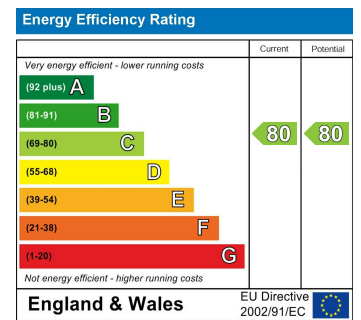
Total area: approx. 89.4 sq. metres (962.4 sq. feet)

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Area Map



Energy Efficiency Graph



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