

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	

St. Clements Road, Keynsham, Bristol, BS31

Approximate Area = 749 sq ft / 69.5 sq m

For identification only - Not to scale



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: 1423856



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DAVIES & WAY

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6 St. Clements Court St. Clements Road, Keynsham, Bristol, BS31 1AB



£220,000

A spacious two bedroom first floor Apartment that offers bright and airy accommodation throughout.

- First floor Apartment
- Private entrance
- Lounge/dining room
- Kitchen
- Two bedrooms
- Family bathroom
- Allocated parking
- Far reaching views
- Marketed with no onward chain



6 St. Clements Court St. Clements Road, Keynsham, Bristol, BS31 1AB

Enjoying a pleasant cul de sac setting with outstanding far reaching views, this spacious two bedroom first floor apartment offers bright and airy accommodation throughout and is ideally suited to first time buyers, downsizers and investors alike.

The property is accessed via a private entrance with stairs rising to the first floor and the main accommodation. Upon entering, a generous hallway provides access to two useful built in storage cupboards and a loft hatch. The living space comprises a well proportioned lounge/dining room which takes full advantage of the stunning views, creating an excellent space for both relaxing and entertaining. A modern fitted kitchen is located just off the living space. The apartment further offers two well balanced bedrooms and a three piece family bathroom completing the internal accommodation.

Offered to the market with no onward sales chain, the property also benefits from an allocated parking space, making it a straightforward and appealing purchase.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.9m x 1.7m (6'2" x 5'6")

Built in storage cupboard, stairs rising to first floor landing.

FIRST FLOOR

LANDING 4.6m x 3.9m (15'1" x 12'9")

to maximum points. Double glazed window to front aspect, an 'L' shaped hallway with two built in storage cupboards, power points, doors leading to rooms.

LOUNGE/DINING ROOM 4.8m x 3.3m (15'8" x 10'9")

to maximum points. Double glazed window to front aspects, enjoying far reaching views, gas heater, power points, door leading to kitchen.

KITCHEN 3.3m x 3m (10'9" x 9'10")

Double glazed window to rear aspect, range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob and stainless steel extractor fan over, space and plumbing for washing machine and space and power for upright fridge/freezer, wall mounted gas water heater, power points, splashbacks to all wet areas.

BEDROOM ONE 3.8m x 2.6m (12'5" x 8'6")

Double glazed window to rear aspect, built in triple wardrobe, gas heater, power points.

BEDROOM TWO 3.8m x 2m (12'5" x 6'6")

Double glazed window to rear aspect, power points.

BATHROOM 2.7m x 1.7m (8'10" x 5'6")

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

EXTERIOR

FRONT OF PROPERTY

Path leading to front door.

PARKING

Allocated parking space for one vehicle.

TENURE

This property is leasehold. There is approximately 954 years remaining. An annual management fee of £600 is payable

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 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE O2, and Vodafone - all likely available (Source - Ofcom).

