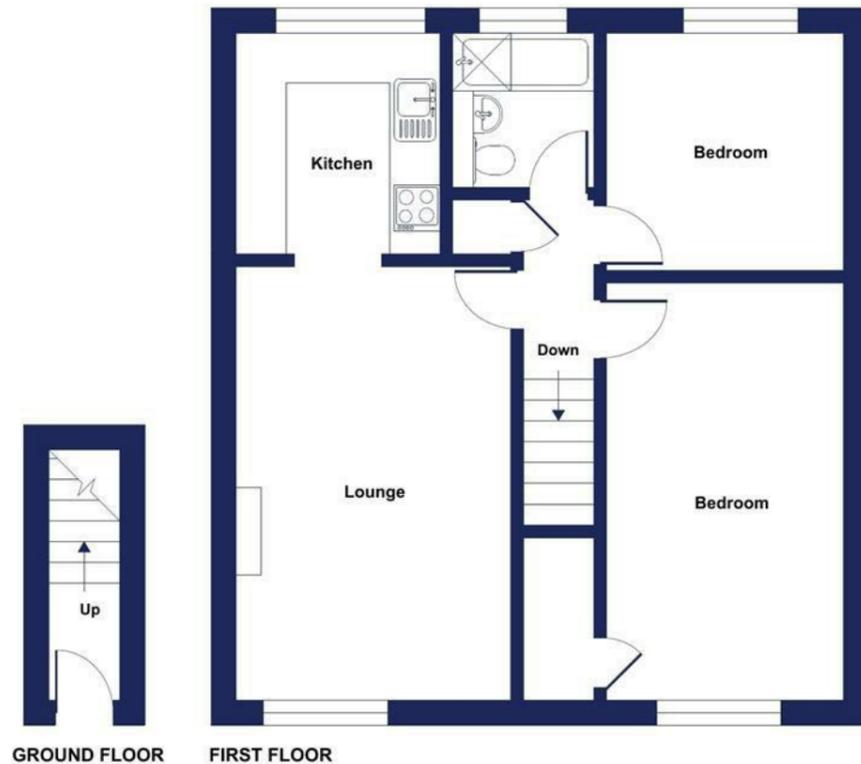


1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E	52		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Hurn Lane, Keynsham, Bristol, BS31

Approximate Area = 676 sq ft / 62.8 sq m  
For identification only - Not to scale



GROUND FLOOR 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: 1421086



## 79 Hurn Lane, Keynsham, Bristol, BS31 1QY



£220,000

A spacious two double bedroom first floor flat that's marketed with no onward chain.

- First floor flat
- Private entrance
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Garage in a block
- No onward sales chain



## 79 Hurn Lane, Keynsham, Bristol, BS31 1QY

Located on the ever popular Wellsway side of town, within easy reach of local shops, amenities and the attractive Manor Road Community Woodlands, this bright and spacious two double bedroom purpose built apartment presents an excellent opportunity for first time buyers, downsizers or investors alike, offered to the market with the added advantage of no onward chain.

The property is accessed via its own private ground floor entrance, creating an immediate sense of privacy and independence, with stairs rising to the first floor accommodation. Internally, the home enjoys a light and airy feel throughout, centred around a generous lounge measuring 5.3m (17'4") in length, providing ample space for both relaxing and dining and flowing seamlessly into the adjoining kitchen. The accommodation further comprises two well proportioned double bedrooms and a three piece family bathroom, all thoughtfully arranged to maximise space and practicality.

Externally, the property benefits from a useful private store cupboard positioned adjacent to the entrance, ideal for bikes and additional storage, as well as a nearby garage located within a block.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 1.3m x 0.9m (4'3" x 2'11")

Power point, stairs rising to first floor landing.

#### FIRST FLOOR

##### LANDING 2.1m x 0.9m (6'10" x 2'11")

Access to loft via hatch, built in storage cupboard housing hot water cylinder, doors leading to rooms

##### LOUNGE 5.3m x 3.3m (17'4" x 10'9")

Double glazed window to front aspect, night storage heater, power points, opening leading to kitchen.

##### KITCHEN 2.7m x 2.5m (8'10" x 8'2")

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, space and power supply for electric oven, space and plumbing for washing machine and dishwasher, space and power for low level fridge. Power points, tiled splashbacks to all wet areas.

##### BEDROOM ONE 5.1m x 2.9m (16'8" x 9'6")

Double glazed window to front aspect, built in wardrobe, night storage heater, power points.

##### BEDROOM TWO 3m x 2.9m (9'10" x 9'6")

Double glazed window to rear aspect, electric panel heater, power points.

##### BATHROOM 1.9m x 1.7m (6'2" x 5'6")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with electric shower over, tiled splashbacks to all wet areas.

##### GARAGE

Single garage located nearby within a block.

##### TENURE

This property is leasehold. 125 years lease from 25th March 2020. There is a ground rent payable of £150 per annum.

##### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to [www.gov.uk](http://www.gov.uk) website.

##### 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).

