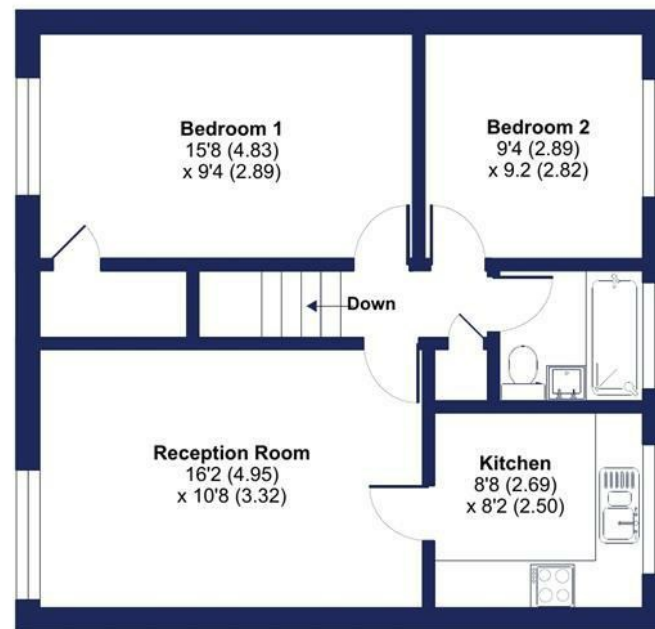


1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

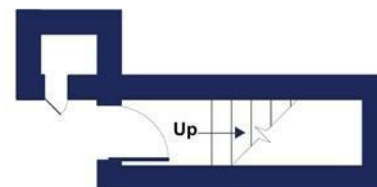
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Minsmere Road, Keynsham, Bristol, BS31

Approximate Area = 649 sq ft / 60.3 sq m  
Storage = 5 sq ft / 0.5 sq m  
Total = 654 sq ft / 60.8 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1283769



## 8 Minsmere Road, Keynsham, Bristol, BS31 1PN



£230,000

A bright and airy two double bedroom first floor flat that's offered to the market with no onward chain

- First Floor Flat
- Private entrance
- Hallway
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Garage in a block
- Marketed with no onward chain

## 8 Minsmere Road, Keynsham, Bristol, BS31 1PN

This spacious two double bedroom first floor Apartment that's offered to the market with no onward chain, making it an ideal purchase for both first time buyers or those looking for investment purposes.

Internally the accommodation is predominately arranged over the first floor, however the property boasts a private entrance on the ground floor with stairs rising to the first floor and the remaining accommodation which consists of a generous lounge, a kitchen, two double bedrooms and a three piece suite bathroom.

The property further benefits from a garage located in a block and no onward sales chain.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY 1.1m x 0.9m (3'7" x 2'11")

Power points, 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 gas combination boiler, power point, doors leading to rooms.

##### LOUNGE 5m x 3.3m (16'4" x 10'9" )

Double glazed window to front aspect, feature electric fireplace with solid wood mantle, radiator, power points, opening leading to kitchen.

##### KITCHEN 2.8m x 2.5m (9'2" x 8'2" )

Double glazed window to rear aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated electric oven, four ring electric hob with extractor fan over and integrated microwave. Space and plumbing for washing machine, space for upright fridge/freezer, power points, tiled splashbacks to all wet areas.

##### BEDROOM ONE 4.9m x 2.9m (16'0" x 9'6" )

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

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

Double glazed window to rear aspect, radiator, 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 shower off mains supply over, heated towel rail, tiled splashbacks to all wet areas

### EXTERIOR

#### GARAGE

Single garage located nearby within a block.

#### TENURE

This property is leasehold with approximately 119 years remaining. An annual ground rent of approximately £150 is payable.

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

The photos used for marketing were taken in 2025.

