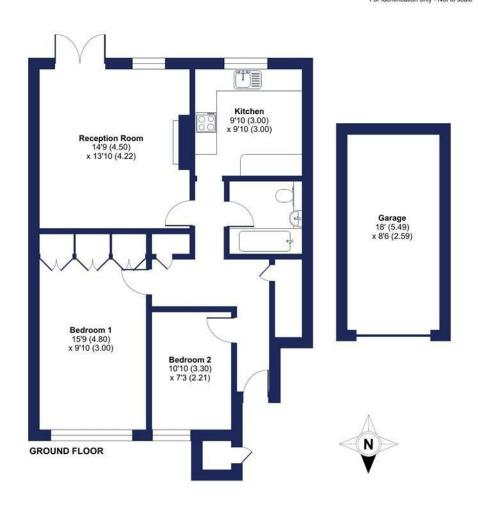


## Dragons Hill Court, Keynsham, Bristol, BS31

Approximate Area = 763 sq ft / 70.9 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 916 sq ft / 85.1 sq m
For identification only - Not to scale







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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.



**CHARTERED SURVEYORS • ESTATE AGENTS** 

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

3 Dragons Hill Court, Keynsham, Bristol, BS31 1LW



# £250,000

A well presented and spacious ground floor flat with direct access to communal gardens, ideal for those downsizing or first time buyers.

 Ground floor flat = Entrance hallway = Living room = Kitchen = Two bedrooms = Bathroom = Communal gardens = Garage





## 3 Dragons Hill Court, Keynsham, Bristol, BS31 1LW

Situated in a convenient location within easy reach of **GARAGE** local amenities, this ground floor two bedroom flat has been well cared for and offers accommodation well suited to those downsizing or first time buyers.

Internally the accommodation comprises of a welcoming entrance hallway which leads to a modern kitchen and a bright and airy living room overlooking and with direct access to the communal gardens. The property is completed with two well proportioned bedrooms and a contemporary bathroom.

Further benefits include a garage in a block.

## **INTERIOR**

## **GROUND FLOOR**

## **ENTRANCE PORCH**

Double glazed obscured door and windows to front aspect and to flat number 3. Storage cupboard.

## **ENTRANCE HALLWAY**

Doors leading to each internal room and two storage cupboards. Tiled flooring, radiator and power points.

## LIVING ROOM 4.5m x 4.2m (14'9" x 13'9")

Double glazed windows and French doors to communal gardens, radiator and power points.

## KITCHEN 3m x 2.8m (9'10" x 9'2")

Double glazed window to rear aspect, matching high gloss wall and base units with work surfaces over, integrated electric oven and hob, space and plumbing for washing machine. Pantry cupboard housing gas Vaillant boiler and an overhang of work surfaces to create breakfast bar. One and a quarter sink with mixer tap over, tiled splashbacks and flooring, power Goodle points.

# BEDROOM ONE 4.7m x 3m (measured into wardrobe) (15'5" x 9'10" (measured into wardrobe)

Double glazed window to front aspect, fitted wardrobes, radiator and power points.

## BEDROOM TWO 3.1m x 2m (10'2" x 6'6")

Double glazed window to front aspect, radiator and power points.

## BATHROOM 2m x 1.6m (6'6" x 5'2")

Panelled bath with taps and an electric shower over with glass shower panel. Vanity unit with wash hand basin and low level WC. Fully tiled walls and flooring, heated towel rail.

## **EXTERIOR**

## **COMMUNAL GARDENS**

Communal gardens can be accessed directly from the living room.

In a block with up and over garage door.

## **TENURE**

The property is leasehold. Lease term 999 years from 29th September 1967 with 942 years remaining with a service charge of £700 per annum inclusive of ground

## **COUNCIL TAX**

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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, Three and Vodafone - all likely available (Source - Ofcom).



















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