

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	

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



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: 1255535



DAVIES & WAY

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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

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

Situated in a convenient location within easy reach of 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 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.

GARAGE

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 rent.

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).

