

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



www.daviesandway.com

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.

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

69 The Mead, Keynsham, Bristol, BS31 1FE



£275,000

An immaculately presented two bedroom coach house benefitting from a courtyard, ideal for first time buyers and those downsizing.

- Coach House
- Entrance hallway
- Reception room
- Kitchen
- Open plan
- Two bedrooms
- Ensuite
- Bathroom
- Garage
- Courtyard



69 The Mead, Keynsham, Bristol, BS31 1FE

A modern and spacious two bedroom detached coach house, complete with a private courtyard, perfectly suited to first time buyers or those looking to downsize.

The property is accessed via its own private ground floor entrance, with stairs rising to the first floor. A generous entrance hallway leads into a bright and airy reception room featuring a Juliette balcony and open plan access to a contemporary fitted kitchen. There are two well proportioned double bedrooms, including a principal bedroom with en-suite shower room, together with a stylish modern family bathroom.

Further benefits include a garage located beneath the property and a private courtyard, ideal for outdoor seating.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Stairs leading to first floor, radiator and power points.

FIRST FLOOR

HALLWAY

Velux window in roofline, access to loft via hatch and doors to first floor rooms. Storage cupboard, radiator and power points.

LOUNGE / DINING ROOM 4.3m x 4.2m (14'1" x 13'9")

Double glazed French doors with Juliette balcony to front aspect, opening to kitchen, radiator and power points.

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

to maximum points. Velux window in roofline, matching high gloss wall (with under cabinet lighting) and base units with laminate wood effect work surfaces over, integrated electric oven and four ring gas hob with extractor hood over and stainless steel splashback. Spaces and plumbing for white goods, one and a quarter sink with mixer tap over, wall mounted gas boiler in cupboard. Spotlights and power points.

BEDROOM ONE 4.2m x 2.5m (13'9" x 8'2")

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

EN SUITE 1.5m x 1.3m (4'11" x 4'3")

Walk in electric shower cubicle, pedestal wash hand basin with mixer tap over and a low level WC. Tiled flooring and splashbacks to wet areas, extractor fan, spotlights, heated towel rail and shaving power points.

BEDROOM TWO 2.6m x 2.2m (8'6" x 7'2")

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

BATHROOM 2.8m x 1.5m (9'2" x 4'11")

Velux window in roofline, panelled bath with taps and shower attachment over, pedestal wash hand basin with

mixer tap over and a wall mounted shelving unit with mirrored doors above. Low level WC, tiled flooring and tiled splashbacks to wet areas, extractor fan, spotlights and a heated towel rail.

EXTERIOR

FRONT OF PROPERTY

Pathway leading to front door and dropped kerb access for parking space for one vehicle and through to garage.

GARAGE 5.6m x 3.8m (18'4" x 12'5")

Up and over garage door to front and garage door to courtyard. Lighting and an outdoor tap.

COURTYARD

Laid to tarmac area with fenced boundaries for outdoor seating.

TENURE

This property is freehold

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

There is a covenant on the property. There is an annual service charge of £230.

Local authority: Bath and North East somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

