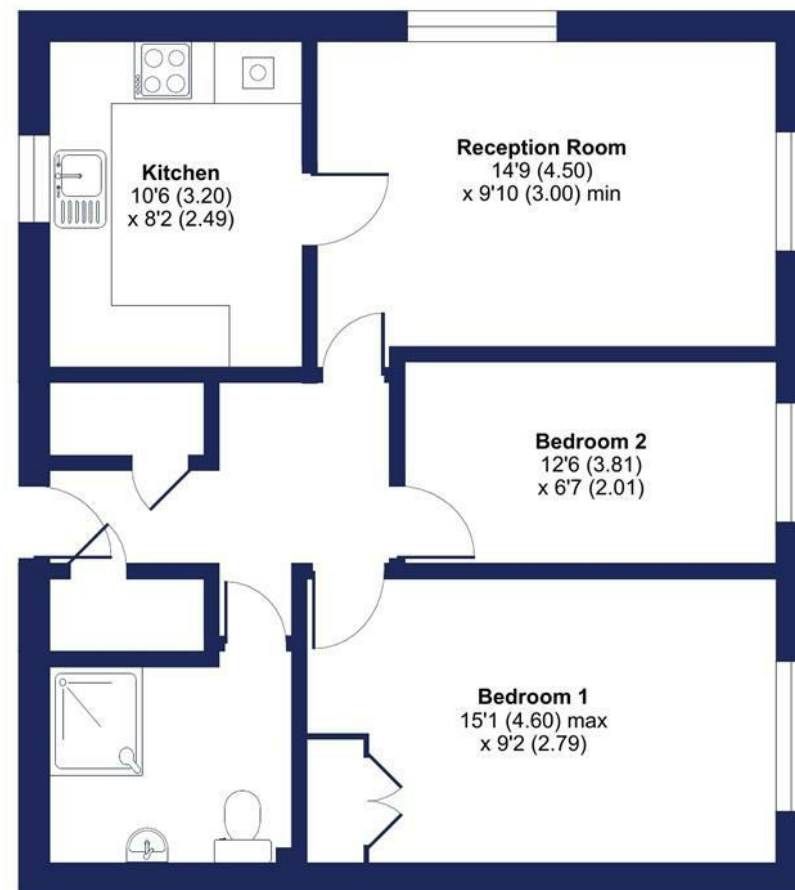


1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Fairacres Close, Keynsham, Bristol, BS31

Approximate Area = 622 sq ft / 57.8 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Davies & Way. REF: 1271993



10 Fairacres Close, Keynsham, Bristol, BS31 1TT



£140,000

A well presented and cared for two bedroom ground floor retirement apartment.

- Retirement property
- Ground Floor
- Lounge
- Kitchen
- Two bedrooms
- Wet room
- Residents facilities

## 10 Fairacres Close, Keynsham, Bristol, BS31 1TT

A well presented two bedroom property located within a sought after retirement complex, flat 10 is located at the top of Fairacres Close and is accessed without the need of steps. Once inside the accommodation is raised up from the ground floor which provides additional security and peace of mind. Internally the accommodation offers a roomy entrance hallway with two large built in storage cupboards, a good size lounge with dual aspect windows and a well cared for kitchen. The flat further offers two well balanced bedrooms, in addition to a three piece wet room.

Fairacres Close offers a range of residents facilities including well tended communal gardens with a separate clothes drying area, a bookable meeting room and house Manager (not 24 hours).

### COMMUNAL ENTRANCE

Accessed by a secure telephone entry system and leading directly to Flat 10.

### INTERNAL HALLWAY 3.4m x 1.9m (11'1" x 6'2" )

to maximum points. Two large built in storage cupboards, electric radiator, doors to rooms.

### LOUNGE 4.5m x 3m (14'9" x 9'10" )

Dual aspect double glazed windows to rear and side aspects, electric radiators, power points, door leading to kitchen.

### KITCHEN 3.2m x 2.4m (10'5" x 7'10" )

Double glazed window to front aspect. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless sink with mixer tap over, space and power for electric oven with glass and stainless steel extractor fan over, space and plumbing for washing machine, space and power for upright fridge freezer, power points, tiled splashbacks to all wet areas.

### BEDROOM ONE 4.5m x 2.7m (14'9" x 8'10" )

Double glazed window to rear aspect, electric radiator, built in double wardrobe, power points.

### BEDROOM TWO 3.5m x 2.1m (11'5" x 6'10" )

Double glazed window to rear aspect, electric radiator, power points.

### WET ROOM 2.4m x 1.9m (7'10" x 6'2" )

Wet room comprising walk in shower with electric shower over, pedestal wash hand basin with mixer tap over, low level WC, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### RESIDENTS FACILITIES

Residents have exclusive use of pretty communal gardens including closed drying area and a meeting room. There is the additional benefit of a House Manager (not 24 hours).

### TENURE

This property is leasehold. The lease is for 125 years from 1st January 1985. The service charges payable are £3,577.47 per annum.

### 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

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Superfast 80mbps (Source - Ofcom).

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

