

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 = 775 sq ft / 71.9 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 909 sq ft / 84.3 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: 1392748



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP

Tel: 0117 9863681 email: keynsham@daviesandway.com

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



£235,000

A spacious two double bedroom first floor apartment located within a residential cul de sac.

- Suitable for cash buyers only
- First Floor Flat
- Cul de sac location
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- Garage in a block
- No onward sales chain



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

Situated on the first floor of a purpose-built block, this two double bedroom apartment enjoys a highly convenient location on the Wellsway side of town, within easy reach of town centre amenities.

Accessed via a shared hallway, the property benefits from a private entrance and staircase leading to the main accommodation. The spacious internal layout includes a generous entrance hallway with loft access and a large storage cupboard, a bright and airy lounge with floor to ceiling windows overlooking the attractive residents' gardens, a well-appointed kitchen also enjoying garden views, two double bedrooms, and a three piece bathroom suite.

Offered to the market with no onward chain, this light-filled apartment is ideal for first-time buyers or those looking to downsize.

INTERIOR

GROUND FLOOR

Communal entrance hallway, bin store, door leading to entrance and stairs rising to first floor landing.

FIRST FLOOR

LANDING

Access to loft via hatch, built in storage cupboard housing gas combination boiler, power points, doors leading to rooms.

LOUNGE 4.7m x 4.3m (15'5" x 14'1")

Double glazed window to rear aspect overlooking Resident's gardens, radiator, power points.

KITCHEN 3m x 2.9m (9'10" x 9'6")

Double glazed window to rear aspect overlooking Resident's gardens. Kitchen comprising range of matching wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, space and power supply for oven, plumbing washing machine, upright fridge/freezer, and dishwasher, power points, splashbacks to all wet areas.

BEDROOM ONE 5m x 3.1m (16'4" x 10'2")

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

BEDROOM TWO 3.2m x 3.1m (10'5" x 10'2")

Dual double glazed windows to front aspect, radiator, power points, built in wardrobe.

BATHROOM 2.1m x 1.7m (6'10" x 5'6")

Matching three piece suite comprising pedestal wash hand basin, low level WC, panelled bath with shower off mains supply over, radiator, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

Residents have access to mature Resident's gardens that are mainly laid to lawn.

GARAGE

Single garage located nearby within a block.

TENURE

This property is leasehold. 999 year Lease with an annual groundrent of £10 and annual service charge of £1,100 are payable.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C 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: Ultrafast 1000mbps (Source - Ofcom).

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

AGENTS NOTE

The building in which this apartment is located has been affected by subsidence. Remedial works have been completed, and the building is currently subject to a monitoring period. A certificate of structural adequacy is expected to be issued in April 2027, subject to the monitoring results. Further details are available from the agent on request.

