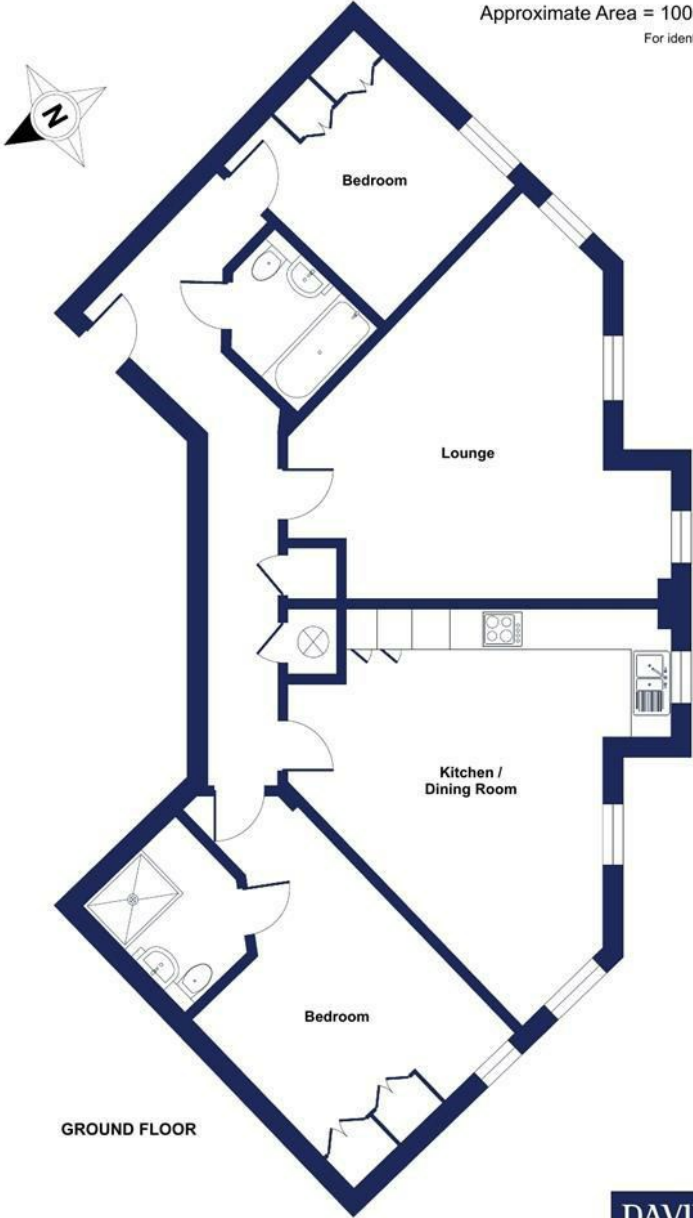


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Culvers Road, Keynsham, Bristol, BS31

Approximate Area = 1008 sq ft / 93.6 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 2026. Produced for Davies & Way. REF: 1457100



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.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

The Willows Culvers Road, Keynsham, Bristol, BS31 2DJ



£300,000

A spacious two bedroom ground floor apartment with convenient access close by to Keynsham High Street amenities.

- Ground floor apartment
- Entrance hallway
- Lounge
- Kitchen/Diner
- Two bedrooms
- En suite
- Bathroom
- Two designated parking spaces
- Convenient location
- No onward chain



The Willows Culvers Road, Keynsham, Bristol, BS31 2DJ

This exceptionally spacious two bedroom ground floor apartment is ideally situated within easy reach of the many amenities available on Keynsham High Street.

Accessed via a secure telephone entry system, the communal entrance leads to No. 2 The Willows. Inside, a welcoming entrance hall provides access to the well presented accommodation, comprising a generously proportioned lounge and a kitchen/diner fitted with integrated appliances. There are two well sized bedrooms, both benefitting from fitted storage, while the principal bedroom also enjoys the added luxury of an en-suite shower room. A modern family bathroom completes the accommodation.

Externally, the property further benefits from two allocated block paved parking spaces.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE

Accessed via secure video entry system and leading to Apartment 2.

INTERNAL HALLWAY

Doors leading to ground floor rooms, two storage cupboards (one housing water cylinder), radiator and power points.

LOUNGE 5.8m x 5.6m (19'0" x 18'4")

to maximum points. Double glazed windows, radiator and power points.

KITCHEN/DINING ROOM 5.9m x 5.6m (19'4" x 18'4")

to maximum points. Double glazed windows, radiator and power points. Matching wall and base units with work surfaces over and tiled splashbacks, integrated appliances including microwave, oven, electric hob with extractor hood over, dishwasher, fridge/freezer and a washer dryer. Wall mounted boiler in wall unit and a one and a quarter basin with mixer tap over.

BEDROOM ONE 5.7m x 3.3m (18'8" x 10'9")

to maximum points. Double glazed window, access to en suite, radiator and power points. Fitted wardrobes and dressing table.

EN SUITE 2.1m x 1.9m (6'10" x 6'2")

Walk in shower, built in vanity unit with basin and mixer tap over and WC with hidden cistern. Matching wall mounted storage cupboards, tiled splashbacks to wet areas, extractor activated with lighting, heated towel rail and shaving power points.

BEDROOM TWO 3.3m x 2.7m (10'9" x 8'10")

Double glazed window, radiator and power points. Fitted wardrobes.

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

Panelled jet bath, built in vanity unit with basin and mixer tap over and WC with hidden cistern. Matching wall mounted storage cupboards, tiled splashbacks to wet areas, extractor activated with lighting, heated towel rail and shaving power points.

EXTERIOR

Communal bin and bike store.

PARKING

Allocated block paved parking spaces for two vehicles.

TENURE

This property is leasehold. 125 year lease started in 2006 with approximately 105 years remaining. An annual service charge of £1,402 is payable along with a ground rent charge of £225.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website.

ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Superfast 75mbps (Source - Ofcom).

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

