

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	

Minsmere Road, Keynsham, Bristol, BS31

Approximate Area = 628 sq ft / 58.3 sq m  
Outbuilding = 106 sq ft / 9.8 sq m  
Total = 734 sq ft / 68.1 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). © nichecom 2025. Produced for Davies & Way. REF: 1310370



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51A Minsmere Road, Keynsham, Bristol, BS31 1PT



£245,000

A bright an airy two double bedroom ground floor flat that boasts a delightful private garden.

- Ground floor flat
- Private entrance
- Lounge
- Modern kitchen
- Two double bedrooms
- Shower room
- Private rear garden



## 51A Minsmere Road, Keynsham, Bristol, BS31 1PT

This well presented two bedroom ground floor apartment has undergone a programme of recent improvements, resulting in a stylish and well maintained home. Offering spacious, modern living throughout, it's ideal for first-time buyers, downsizers, or anyone seeking a practical alternative to a bungalow. A particular highlight is the private rear garden, thoughtfully landscaped for ease of maintenance and featuring an impressive outdoor kitchen and large shed/greenhouse.

Accessed via its own private entrance, the property opens into a generous hallway with two built-in storage cupboards. The bright and airy lounge/dining room enjoys direct access to the garden via French doors, creating a seamless indoor-outdoor flow. The adjoining double galley-style kitchen is sleek and well equipped, also offering garden views and access. Both bedrooms are generously proportioned doubles and are served by a modern three-piece shower room.

Externally, the property benefits from more outdoor space than typically expected. The front has been attractively finished with low-maintenance South Cerney gravel. To the rear, the landscaped garden includes a spacious patio perfect for al fresco dining, a bespoke outdoor kitchen with two built-in BBQs and log store, along with a stone-chipped seating area, level lawn, well-stocked borders, and a substantial timber shed and greenhouse.

### INTERIOR

#### GROUND FLOOR

##### **ENTRANCE HALLWAY 5.1m x 1.8m narrowing to 0.9m (16'8" x 5'10" narrowing to 2'11" )**

Power points, two built in storage cupboards (one housing gas combination boiler), opening leading to kitchen, doors leading to rooms.

##### **LOUNGE/DINING ROOM 4.4m x 3.3m (14'5" x 10'9" )**

Double glazed French doors to rear aspect overlooking and providing access to rear garden, radiator, power points.

##### **KITCHEN 3m x 3m (9'10" x 9'10" )**

Double glazed window and double glazed door to rear aspect overlooking and providing access to rear garden, modern kitchen comprising range of soft close wall and base units with roll top work surfaces, inset sink with mixer tap over, integrated double electric oven and five ring induction hob with extractor fan over, integrated dishwasher, integrated tumble dryer and space and plumbing for washing machine and upright fridge/freezer. Power points, splashbacks to all wet areas, inset breakfast bar, radiator.

##### **BEDROOM ONE 3.7m x 3.3m (12'1" x 10'9" )**

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

##### **BEDROOM TWO 3.1m x 2.3m (10'2" x 7'6" )**

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

##### **SHOWER ROOM 2.2m x 1.7m (7'2" x 5'6" )**

Obscured double glazed window to side aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and oversized walk in shower cubicle with shower off mains supply over, heated towel rail, splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to South Cerney gravel, shared path leading to front door and to rear garden.

#### REAR GARDEN

Landscaped rear garden mainly laid to lawn with fenced boundaries, generous patio ideal for entertaining with adjoining outside kitchen with integrated gas barbecue, solid fuel barbecue and log store. Stone chipping seating area, well stocked flower beds, generous timber shed and timber greenhouse, brick built storage shed, access to front of property.

#### TENURE

This property is leasehold. The Lease is a 125 years lease dated from 29th April 1985 with approximately 85 years remaining. An annual management fee of £341 is payable.

#### 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: Ultrafast 1000mbps (Source - Ofcom).

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

