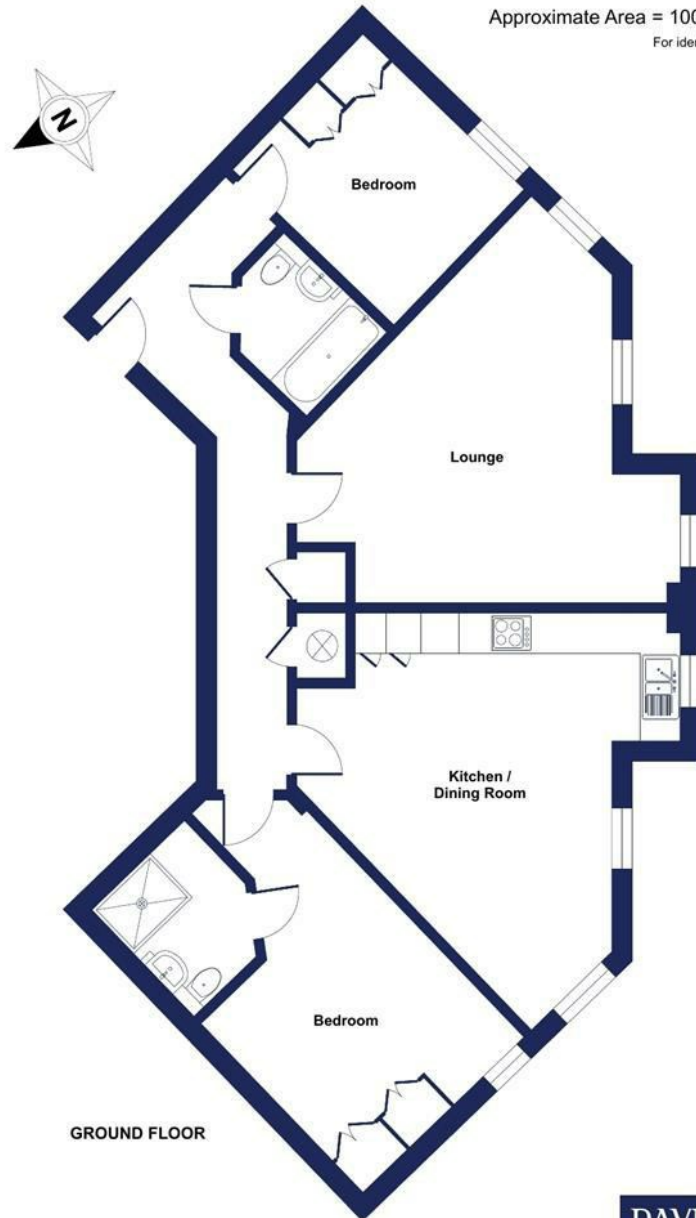


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Culvers Road, Keynsham, Bristol, BS31

Approximate Area = 1008 sq ft / 93.6 sq m
For identification only - Not to scale



GROUND FLOOR

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



DAVIES & WAY

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



£315,000

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).

