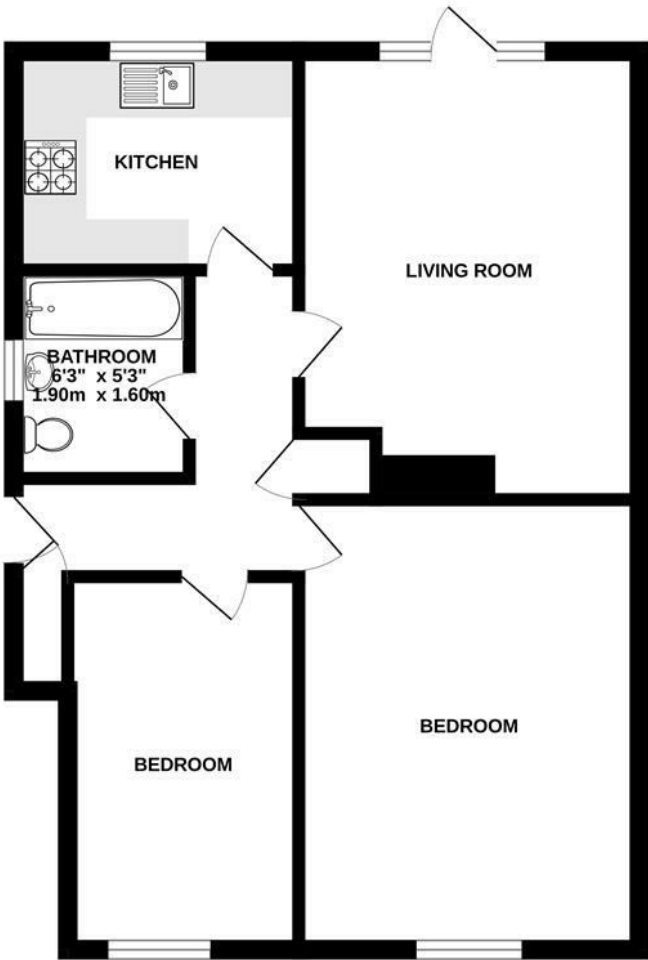


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2025.

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

5 Reynolds Close, Keynsham, Bristol, BS31 1LX



£220,000

A well cared for two bedroom ground floor flat located nearby local amenities, well suited to first time buyers and those downsizing.

- Ground floor flat
- Living room
- Kitchen
- Two Bedrooms
- Bathroom
- Front garden
- Rear garden
- Outbuilding





## 5 Reynolds Close, Keynsham, Bristol, BS31 1LX

This beautifully maintained two-bedroom ground floor flat is ideally located for easy access to Keynsham's amenities, making it perfect for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a welcoming hallway that leads into a spacious living room, offering direct access to the rear garden. The flat also features a well-appointed kitchen, two comfortable bedrooms, and a family bathroom with a three-piece suite.

Additional benefits include front and rear gardens, primarily laid to lawn, as well as a useful brick-built outbuilding, providing valuable extra storage space.

### INTERIOR

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Double glazed obscured door to enter flat. Doors leading to each room and two storage cupboards, radiator.

##### LIVING ROOM 4.1m x 3.4m (13'5" x 11'1" )

to maximum points. Double glazed door and windows to rear garden, radiator and power points.

##### KITCHEN 2.6m x 2m (8'6" x 6'6" )

Double glazed window overlooking rear garden, matching wall and base units with laminate work surfaces over and tiled splashbacks. Integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and space for fridge below work surface, one and a quarter sink with drainer and mixer tap over, wall mounted Worcester gas combination boiler in wall unit, radiator and power points.

##### BEDROOM ONE 4.4m x 3m (14'5" x 9'10" )

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

##### BEDROOM TWO 3.4m x 2.1m (11'1" x 6'10" )

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

##### BATHROOM 1.9m x 1.6m (6'2" x 5'2" )

Double glazed obscured window to side aspect, panelled bath with hot and cold taps and shower off mains over, pedestal wash hand basin with mixer tap over and a low level WC. Fully tiled walls to wet areas, radiator and an extractor fan.

### EXTERIOR

#### FRONT OF PROPERTY

Laid to level lawn front garden with shared pathway to number 5.

#### REAR GARDEN

Laid to level lawn with fenced boundaries and gated side access, concrete pathway leading from rear door to the gated side access.

#### OUTBUILDING 2.4m x 1.2m (7'10" x 3'11" )

Brick built outbuilding with lighting and power points.

#### TENURE

This property is leasehold. 999 year Lease with an annual groundrent of £9.00.

#### 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).

