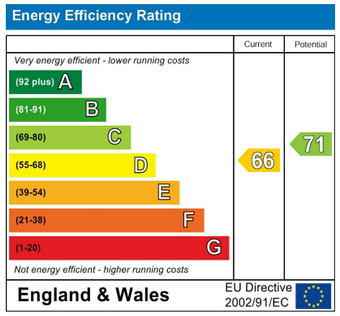
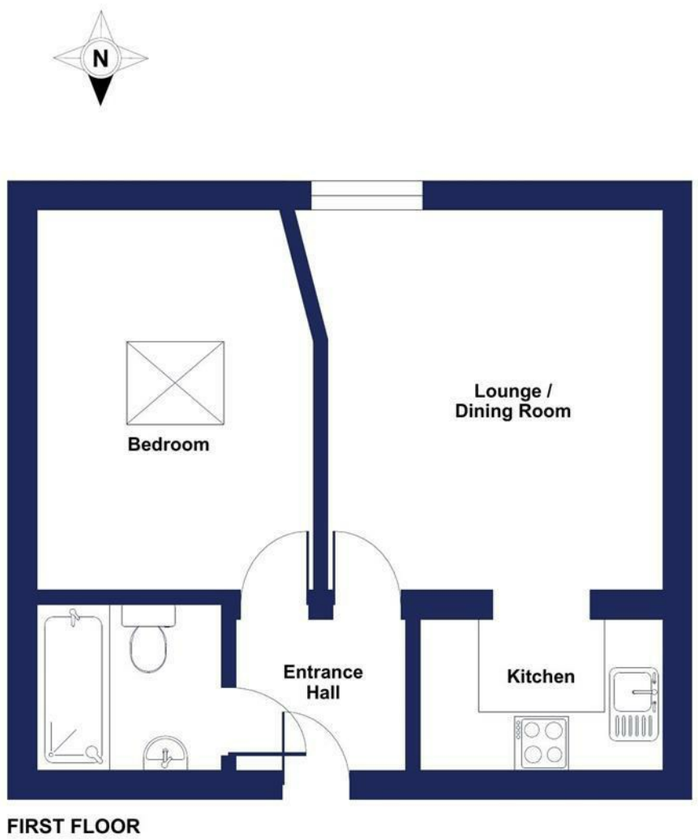


Carpenters Lane, Bristol, BS31

Approximate Area = 412 sq ft / 38.2 sq m

For identification only - Not to scale



FIRST 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: 1542356

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

40 Carpenters Lane, Keynsham, Bristol, BS31 1EW



£165,000

A well cared for and presented one bedroom flat conveniently located near Keynsham High Street amenities.

▪ First Floor Flat ▪ Communal entrance hallway ▪ Entrance hallway ▪ Lounge/dining room ▪ Kitchen ▪ Bedroom ▪ Bathroom ▪ Convenient location ▪ Parking space ▪ Well presented

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RICS

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40 Carpenters Lane, Keynsham, Bristol, BS31 1EW

Situated just a stone's throw from Keynsham High Street, with its range of amenities and excellent public transport links close at hand, this well presented one bedroom first floor flat would make an ideal purchase for first time buyers.

The property is accessed via a communal entrance hallway, with stairs rising to Flat 40. Internally, an entrance hallway leads through to a spacious lounge/dining room, featuring impressive high ceilings and open access to a well equipped kitchen. There is also a well proportioned double bedroom, benefiting from a solar Velux roof window and a modern bathroom.

Externally, the property further benefits from a designated parking space.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE
Accessed via secure telephone entry system with steps leading to first floor to flat number 40.

FIRST FLOOR

HALLWAY 1.9m x 1.5m (6'2" x 4'11")
Telephone entry system, doors to rooms, radiator and power points.

LOUNGE/DINING ROOM 4m x 3.5m (13'1" x 11'5")
Double glazed window, opening leading to kitchen, wall mounted lights, radiators and power points.

KITCHEN 2.5m x 1.5m (8'2" x 4'11")
Matching wall and base units with work surfaces over, integrated oven with electric hob and extractor fan over and spaces for white goods. Basin and drainer with mixer tap over, tiled splashbacks to wet areas, wall mounted combination gas boiler and power points.

BEDROOM ONE 3.9m x 2.8m (12'9" x 9'2")
Velux solar window in roofline, spotlight lighting, radiator and power points.

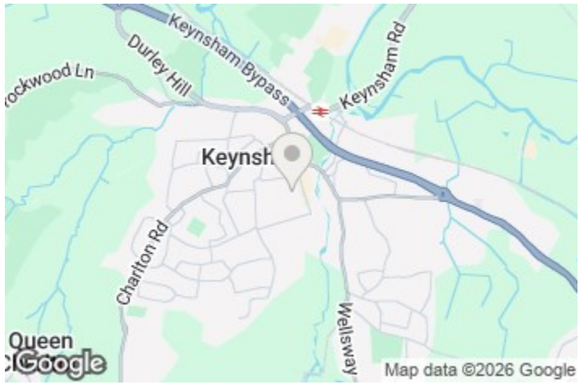
BATHROOM 1.9m x 1.7m (6'2" x 5'6")
Panelled bath with taps and shower attachment over, glass shower panel, pedestal basin with mixer tap over and a low level WC. Tiled splashbacks to wet areas, heated towel rail and shaving power points.

EXTERIOR

TENURE
This property is leasehold. The Lease is for 999 years from 1st January 2006. The annual service charge is £2,228.97

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band A 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 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).



















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