

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 = 691 sq ft / 64.1 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 2026. Produced for Davies & Way. REF: 1422299



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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



£260,000

A well cared for two double bedroom ground floor Apartment that's marketed with no onward chain.

- Central location
- Ground floor Apartment
- Lounge/dining room
- Fitted kitchen
- Two bedrooms
- En suite
- Shower room
- Marketed with no onward chain



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

Enjoying a highly convenient central location within easy reach of an excellent range of shops, amenities and local retailers, this well maintained two bedroom ground floor apartment offers modern, comfortable accommodation throughout and benefits from step free access, making it an ideal alternative to a bungalow.

Internally the property is accessed via a secure video entry system leading into a well presented communal hallway serving Apartment 3. Upon entering, a spacious L-shaped entrance hall with a large walk in storage cupboard provides access to the remaining accommodation. The apartment further offers a well proportioned lounge with ample space for both seating and dining, which flows through to a fitted kitchen comprising a range of integrated appliances. Positioned to the rear of the building are two well balanced bedrooms, both benefitting from built in storage, with the principal bedroom enjoying the added advantage of a modern en suite shower room. The accommodation is completed by a generous three piece shower room featuring an oversized walk in shower.

Externally, residents of The Willows benefit from communal bin and bicycle stores together with an allocated block paved off street parking space.

INTERIOR

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Accessed via secure video entry system and leading to Apartment 3.

INTERNAL HALLWAY

'L' shaped hallway benefitting from walk in storage cupboard housing gas boiler, radiator, power points, telephone entry phone, doors leading to rooms.

LOUNGE/DINING ROOM 4.1m x 4.1m (13'5" x 13'5")

to maximum points. Dual double glazed windows to front aspect, radiator, power points, opening leading to kitchen.

KITCHEN 3.1m x 2.1m (10'2" x 6'10")

Double glazed window to front aspect, fully fitted kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, integrated electric oven with four ring electric hob and stainless steel extractor fan over, integrated fridge, freezer, dishwasher and washing machine. Radiator, power points, tiled splashbacks to all wet areas.

BEDROOM ONE 3.7m x 3.2m (12'1" x 10'5")

Double glazed window to rear aspect, two built in double wardrobes and built in shelving unit, radiator, power points. Door leading to en suite shower room.

EN SUITE SHOWER ROOM 3.2m x 1.2m (10'5" x 3'11")

to maximum points. Matching three piece suite

comprising wash hand basin with mixer tap over, hidden cistern WC and oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

BEDROOM TWO 3.3m x 2.4m (10'9" x 7'10")

Double glazed window to rear aspect, built in double wardrobe, radiator, power points.

SHOWER ROOM 3.2m x 2.1m (10'5" x 6'10")

Obscured double glazed window to side aspect, matching three piece suite comprising wash hand basin with mixer tap over, hidden cistern WC, an oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, built in storage cupboard housing hot water cylinder, tiled splashbacks to all wet areas.

EXTERIOR

Landscaped resident's gardens, communal bin and bike store.

PARKING

Allocated off street block paved parking for one vehicle.

TENURE

This property is leasehold. There is approximately 104 years left remaining and an annual service charge of £1,402 is payable, along with an annual ground rent of £275.

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

This property is subject to Probate.

Local authority: Bath and North East Somerset.

Services: All services connected.

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

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

