

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mayfields, Keynsham, Bristol, BS31

Approximate Area = 542 sq ft / 50.3 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: 1527542



DAVIES & WAY

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8 Mayfields, Keynsham, Bristol, BS31 1BW



£225,000

A well presented two bedroom ground floor garden flat located conveniently, close by to Keynsham High Street amenities.

- Ground floor
- Entrance hallway
- Lounge/dining room
- Kitchen
- Two bedrooms
- Bathroom
- Rear garden
- Convenient location

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8 Mayfields, Keynsham, Bristol, BS31 1BW

Situated within a short walk of Keynsham High Street, its range of amenities and public transport links, this well presented two bedroom ground floor garden flat offers convenient and comfortable living, making it an excellent choice for first time buyers and those looking to downsize.

The accommodation is accessed via an entrance hall leading through to a spacious lounge/dining room, which in turn provides access to the kitchen. Two well proportioned bedrooms, both overlooking the rear garden, are complemented by a modern bathroom fitted with a contemporary three piece suite.

Externally, the property benefits from a generous rear garden, predominantly laid to lawn, with a patio area ideal for outdoor dining and entertaining, alongside a useful storage shed.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 2.8m x 0.8m (9'2" x 2'7")

Doors to ground floor rooms, radiator.

LOUNGE/DINING ROOM 4.4m x 4m (14'5" x 13'1")

Double glazed window to front aspect, door to kitchen, storage cupboard, radiator and power points.

KITCHEN 2.8m x 1.7m (9'2" x 5'6")

Double glazed windows to front and side aspect, matching wall and base units with tiled splashback to areas. Spaces and plumbing for white goods, space for oven with extractor hood over, basin and drainer with mixer tap over, wall mounted gas combination boiler, power points.

BEDROOM ONE 3.8m x 3.3m (12'5" x 10'9")

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

BEDROOM TWO 2.9m x 2.9m (9'6" x 9'6")

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

BATHROOM 1.8m x 1.7m (5'10" x 5'6")

Double glazed obscured window to side aspect, panelled bath with hot and cold taps over, electric shower over, vanity basin unit with mixer tap over, low level WC. Tiled splashbacks to wet areas, extractor fan, radiator.

EXTERIOR

FRONT OF PROPERTY

Shared hardstanding pathway with the upstairs flat leading to entrance door and rear garden.

REAR GARDEN

Mainly level lawn with patio area for outdoor dining, mainly fenced boundaries, raised flowerbeds, storage shed and a block brick built bin shed.

TENURE

This property is leasehold. The Lease is for 189 years from 1st March 1957 with approximately 119 years remaining. The landlord is not currently completing all relevant landlord duties but does arrange the buildings insurance which is payable annually of £138.38.

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.

ADDITIONIAL INFORMATION

Local authority: Bath and North East Somerset.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

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

