



16 Fairacres Close, Keynsham, BS31 1TT  
Guide Price £239,950

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 16 Fairacres Close, Keynsham, BS31 1TT

- 3 bedroom retirement home for the over 55's
- Private sun terrace, it's own 21ft garage & further communal parking
- Two reception rooms, fitted kitchen & cloakroom WC downstairs
- Less than 1.5 miles from Keynsham high street
- Bright & airy accommodation over two floors
- Residents facilities & house manager
- Three bedrooms and good sized bathroom to the first floor
- Quiet & highly convenient position

### Full Description

A rare opportunity to purchase a spacious three-bedroom retirement home, located in the popular Fairacres Close development, designed exclusively for the over 55's. Offering a private sun terrace, it's own 21ft garage, and access to excellent on-site facilities, the property provides the perfect balance of independent living with peace of mind.

The accommodation begins with an entrance hallway and useful storage cupboard, leading to a bright dual-aspect sitting room with a door to the dining room. The dining room enjoys a fresh new floor and French doors opening directly onto the private and spacious sun terrace. A well-proportioned kitchen sits to the rear, fitted with a 1½ bowl sink and plumbing for appliances. A downstairs WC completes the ground floor.

A staircase with the added advantage of a stair lift provides access to the first floor landing, there are two double bedrooms and a further single bedroom, each with fitted storage. The bathroom comprises a modern white suite including a walk-in bath with shower over.

Externally, the home benefits from its own 21ft

garage with power and light directly below the apartment with plenty of communal parking, while residents also enjoy the use of beautifully maintained communal gardens, a separate drying area, and a bookable meeting room.

For reassurance, there is a part-time on-site Visiting Development Manager as well as a 24-hour emergency call system. Pets are permitted with consent.

Situated less than 1.5 miles from Keynsham High Street, the property is well placed for a range of shops, cafés, and services. The town itself is ideally positioned between Bristol and Bath, with excellent road and rail links providing easy access to both cities.

Tenure: Leasehold, 90 years remaining. Just under £300 a month maintenance charge which includes buildings insurance, window cleaning, communal grounds maintenance & in house manager costs etc. For further information please call First Port on 0333 3214041 (management) or 0333 3214072 (sales)

Council: Bath & North East Somerset - Band B.

### Entrance Hallway

Storage cupboard, stairs, double door, doors to:

### Living Room

10'4" x 16'4"

Two windows to front, window to side, door to:

### Kitchen

10'3" x 7'10"

Window to rear, door to:

### Dining Room

10'3" x 8'2"

Window to rear, patio door, door to:

### Cupboard

Window to rear, door to:

### Bathroom WC

Window to rear, white three piece suite.

### First Floor Landing

Storage cupboard, doors to:

### Bedroom 1

8'5" x 13'6"

Two windows to front, door to:

### Bedroom 2

12'1" x 8'8"

Window to side, window to front, door.

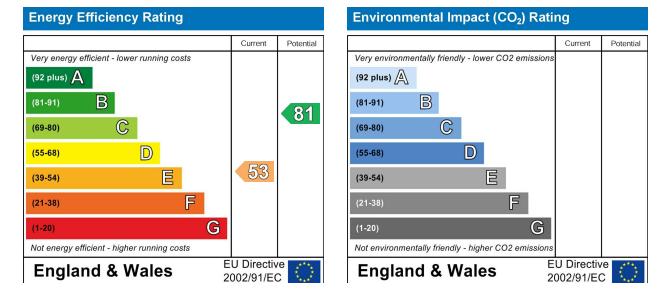
### Bedroom 3

8'9" x 12'0"

Window to rear, Storage cupboard, double door, door to:

### Garage

21ft x 9'9. Double doors, power and light.



### Bristol

9 High Street, Shirehampton

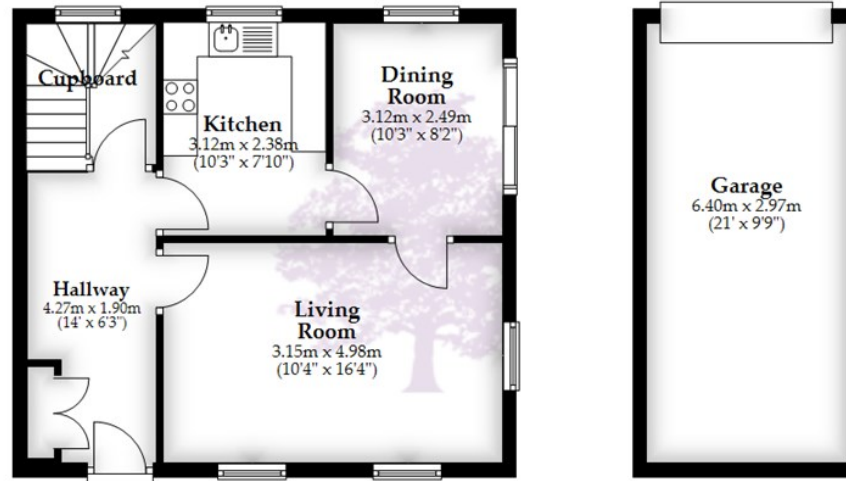
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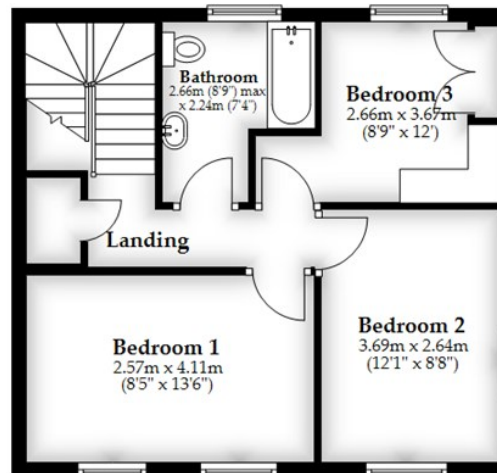
[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



## Ground Floor



## First Floor



Total area: approx. 107.7 sq. metres (1159.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.



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