



9, Trescothick Close, Keynsham, Bristol,
BS31 2BD

£325,000

ROOMS WITH A VIEW! Occupying a sought after location within easy reach of Keynsham High Street and the train station is this impressive three bedroom maisonette. The property is offered For Sale with NO ONWARD CHAIN and offers well presented, light and airy accommodation arranged over two floors which benefits from gas central heating, double glazing and views over the gardens and countryside. Briefly the accommodation comprises of its own entrance into a entrance lobby with cloakroom, a spacious lounge with double doors leading into a generous kitchen/diner which is perfect for entertaining. Upstairs can be found three good sized bedrooms , the principle bedroom benefitting from a modern en-suite and a modern white bathroom. Further benefits include landscaped communal gardens, an allocated parking space, visitors parking and bike storage. Well place for all local facilities and great access to both Bristol and Bath City Centres, early viewing of this super property is highly recommended.

Entrance

Hardwood door with obscure glazed panel to the side leading into the entrance hallway.

Entrance hallway

Door into the cloakroom and door into the lounge.

Lounge

18' 3" x 16' 1" (5.56m x 4.90m)
Double glazed windows to the rear and side, staircase leading to the first floor, TV point, coving, laminate flooring , inset spot lights, double doors with glazed insets to the kitchen/diner.

Kitchen/Diner

16' 1" x 13' 0" (4.90m x 3.96m)
Double glazed window to the side, range of wall and base units with square edge work surfaces, 1.5 bowl sink unit with mixer tap, integrated oven gas hob and filter hood, space for a washing machine and dishwasher, space for a fridge/freezer, tiled flooring, tiled splash backs, radiator and inset spot lights, space for dining table and chairs.

Cloakroom

Low level WC, pedestal wash hand basin, radiator, extractor fan, tiled flooring.

First Floor Landing

Storage cupboard, radiator, doors into the bedrooms and bathroom.

Bedroom One

12' 0" x 11' 5" (3.65m x 3.48m)
Double glazed window to the side and rear with far reaching views, radiator, door into the En-Suite.

En-Suite

8' 3" x 4' 4" (2.51m x 1.31m)
Low level WC, pedestal wash hand basin, tiled shower cubicle, radiator, inset spot lights.

Bedroom Two

10' 8" x 8' 11" (3.24m x 2.72m)
Double glazed window to the side, radiator.

Bedroom Three

8' 11" x 6' 7" (2.72m x 2.01m)
Double glazed window to the rear with far reaching views, radiator.





Bathroom

7' 1" x 6' 11" (2.16m x 2.11m)

Low level WC, pedestal wash hand basin, panel bath, radiator, extractor fan and inset spot lights.

Communal Gardens

There are steps leading to a large, enclosed communal garden with mature trees and lawn area.

Allocated parking

There is an allocated parking space and parking spaces for visitors.



Bike Storage

There is storage for bicycles.

Tenure

Leashold 999 years from 01/04/2005

Local Authority

Bath and North East Somerset Council

Council Tax

Band C

Epc Rating

C

Each property owner is a shareholder of the company owning the development. They will appoint a management company who will oversee financial, maintenance issues and buildings insurance for the development.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

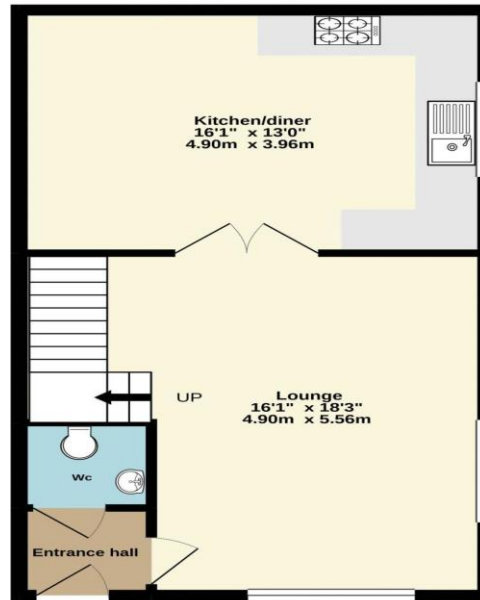
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

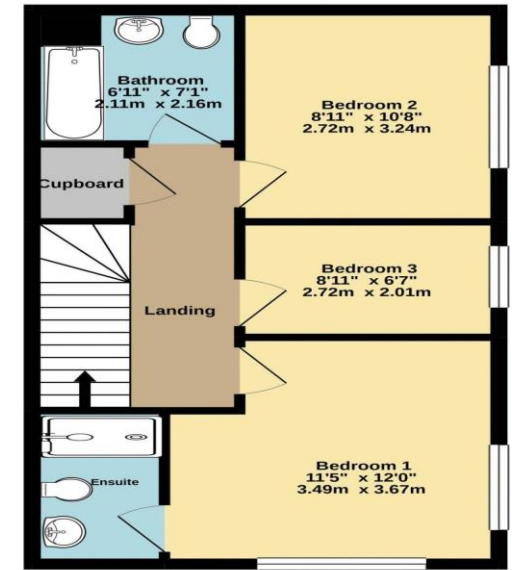
For properties in England and Wales:

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Ground Floor
503 sq.ft. (46.7 sq.m.) approx.



1st Floor
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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 ©2021.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol