



G R E G O R Y S
— E S T A T E A G E N T S —

32 The Mead
Bristol, BS31 1FF

£275,000



Presented to an exemplary standard can be found this detached, two bedroom coach house positioned within the popular 'Meadows' development. Situated with a lovely open aspect to the front, this spacious home provides numerous benefits, including a private Westerly rear garden, a garage and off street parking. Internally an entrance hallway and landing leads to, two bedrooms, an en-suite to the main bedroom and a family bathroom and a large open plan reception room. This room is bathed in natural light via the dual aspect windows, with the 'French' doors and Juliette balcony maximising the view of the surrounding countryside. A contemporary kitchen offers a superb selection of storage units with space and plumbing for appliances. Offered to the market with no onward chain.

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ACCOMMODATION

ENTRANCE HALLWAY

Composite entranced door to the front aspect, radiator, stairs leading to the first floor

LANDING

Stairs leading from the ground floor, 'Velux' window, radiator, storage cupboard, doors to rooms

BEDROOM ONE 14' 2" x 8' 5" (4.33m x 2.56m)

(Measurements taken to the maximum point) Double glazed window to the front aspect, radiator, door to the en-suite

EN-SUITE

A three piece white suite comprising a low level wc, pedestal wash hand basin and a shower enclosure with electric shower over, tiled splash backs to wet areas, tiled flooring, extractor fan, radiator

BEDROOM TWO 8' 7" x 7' 3" (2.61m x 2.21m)

Double glazed window to the front aspect, radiator

BATHROOM 9' 5" x 5' 1" (2.86m x 1.56m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with electric shower over, tiled splash backs to wet areas, tiled flooring, extractor fan, radiator, 'Velux' window

OPEN PLAN LIVING 19' 5" x 14' 4" (5.92m x 4.37m)

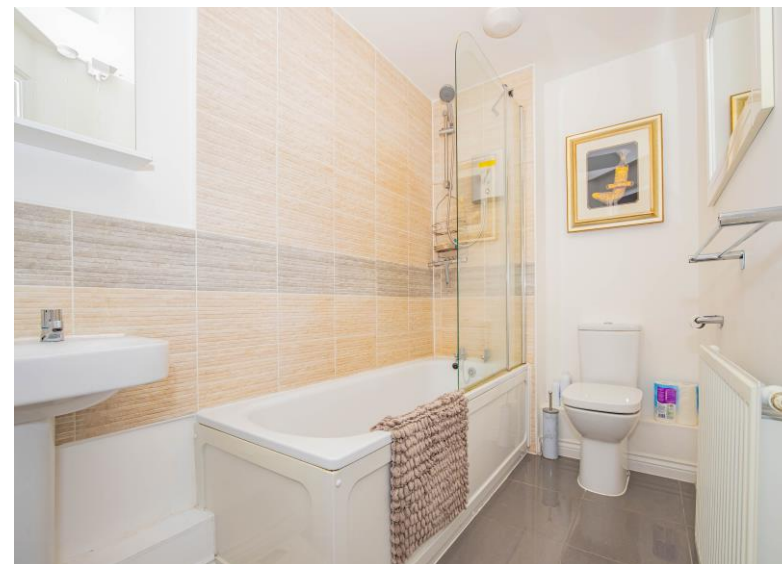
(Measurements taken the maximum points) The lounge comprises dual aspect double glazed windows with 'French' doors and 'Juliette' balcony providing superb views of the surrounding area, two radiators, large opening to the kitchen. The kitchen comprises a selection of matching wall and base units with roll top work surfaces over and matching up-stands. One and a half bowl sink and drainer unit with mixer taps over, integrated double oven and gas hob with extractor hood over and stainless steel splash back, space and plumbing for a washing machine, dishwasher and fridge / freezer, tiled flooring, spot lighting, double glazed window to the side aspect

GARAGE & DRIVEWAY 19' 8" x 12' 10" (6m x 3.91m)

Up and over door providing vehicle access from the driveway, power and light supply. Driveway providing off street parking

PRIVATE GARDEN

A private, Westerly orientation, access by a pathway to the rear of the property. Enclose by boundary wall and fencing. Patio laid to paving and decking. Borders of mature plants and shrubs, power supply





Energy performance certificate (EPC)

32, The Mead
Keynsham
BRISTOL
BS31 1FF

Energy rating

C

Valid until: 28 August 2024

Certificate number: 8704-4212-3739-4527-0843

Property type

Top-floor maisonette

Total floor area

64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Ground Floor
266 sq.ft. (24.7 sq.m.) approx.

1st Floor
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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.
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