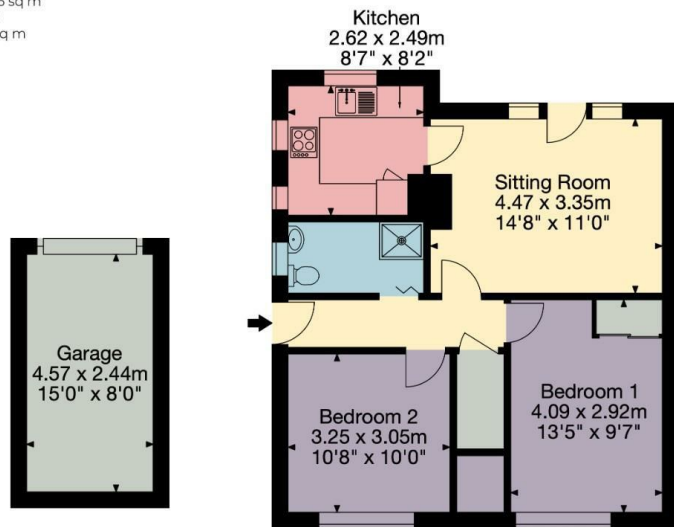


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**25 Mayfield Keynsham, Bristol BS31 1BW**  
 Approx. Gross Internal Area  
 Main House - 606 sq ft - 56 sq m  
 Garage - 11 sq ft - 120 sq m  
 Total Area - 67 sq ft - 726 sq m



**KEY**  
 Kitchen  
 Living Area  
 Bedroom  
 Bathroom  
 Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
 happytohelp@zestlovesproperty.com  
 01225 481010

**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS -** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

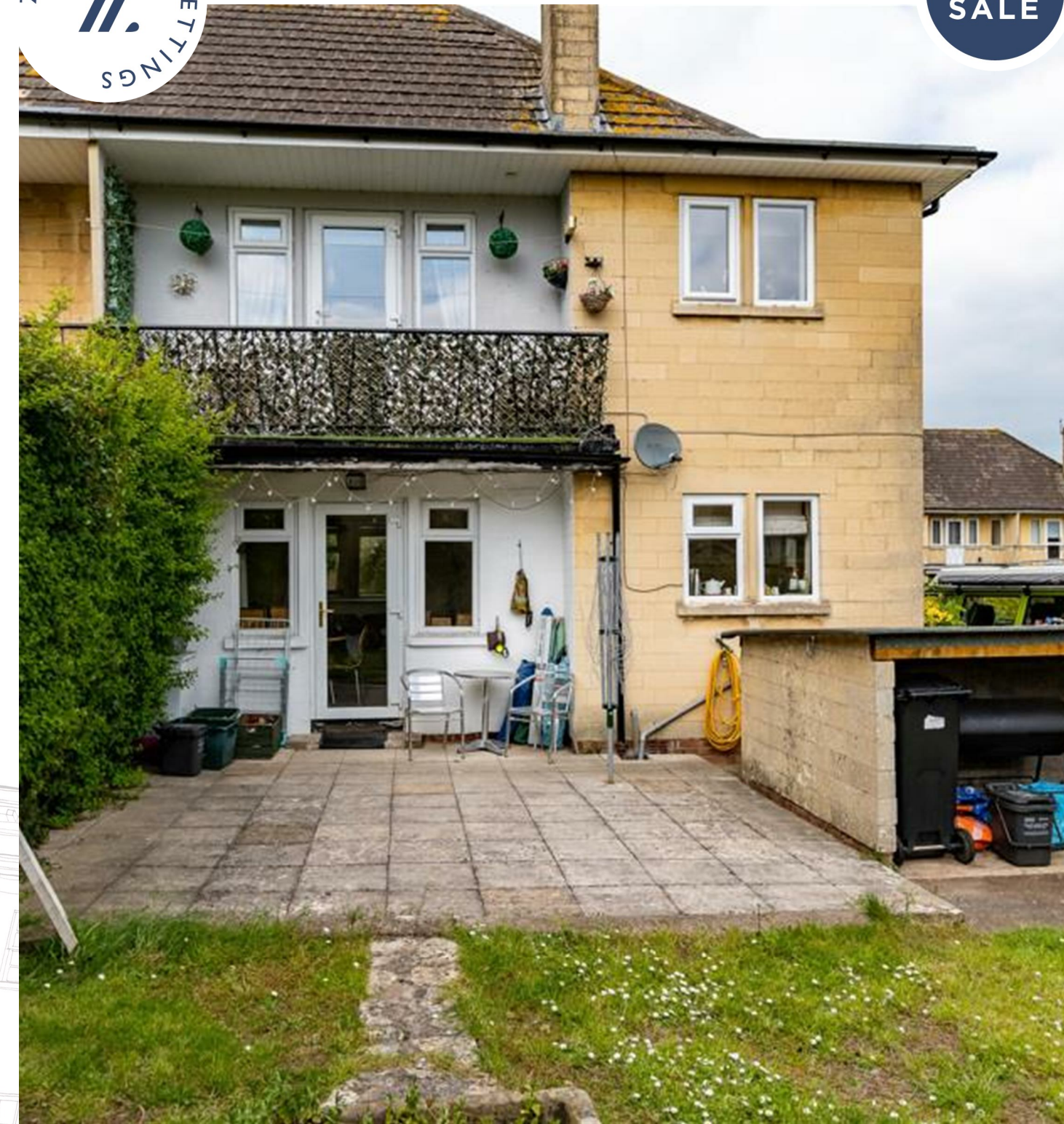
**ZEST ESTATE AGENTS**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

T: 01225 48 10 10  
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



01225 48 10 10 • happytohelp@zestlovesproperty.com • www.zestlovesproperty.com



**MAYFIELDS, BRISTOL  
 KEYNSHAM BS31 1BW**  
 2 BEDROOM APARTMENT

**GUIDE PRICE  
 £210,000**

- A ground floor two bedroom apartment
- Gas central heating and double glazing
- Close to Keynsham town centre
- Kitchen, living room with access to the garden, shower room
- Private entrance, garden, garage, allocated parking space
- Council tax band B, EPC rating D, Leasehold



**DESCRIPTION**  
 NO MORE VIEWING APPOINTMENTS AVAILABLE. A fabulous ground floor apartment, spacious and light benefiting from its own private entrance. This well equipped property has a good sized living room with patio doors leading out to its own garden, a well equipped kitchen, two double bedrooms and a shower room. Externally there is a allocated parking space and a garage.

**LOCATION**  
 25 Mayfields is a residential development set within a quiet cul de sac. Close to all local amenities, including the town centre with its array of shops and leisure centre

facilities. Within easy commuting distance of Bristol and Bath.

**TENURE**  
 Lease 189 years from 1957  
 Ground rent - peppercorn £9 per anum  
 No management charge

