

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

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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35 Rockhill Estate, Keynsham, Bristol, BS31 1PD



£100,000

Located in the popular Rockhill Estate that offers a peaceful setting for retirement living whilst remaining within reach of several amenities.

- Park Home
- Desirable Location
- Living/ Dining Room
- Kitchen
- Utility Room
- Two Bedrooms
- Shower Room
- Off Street Parking
- Side and Rear Garden
- Retirement

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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## 35 Rockhill Estate, Keynsham, Bristol, BS31 1PD

Boasting an enviable position enjoying green views of Keynsham Cricket Club pitches, this bright and airy two bedroom park home is well-suited to those looking to downsize.

The Rockhill site is a well established private site on the Wellsway side of Keynsham and is restricted to those aged 55 years and over and has been the subject of considerable investment by the owners in recent times.

**ENTRANCE PORCH 1.14m x 0.77m (3'8" x 2'6" )**  
to maximum points. UPVC double glazed dual aspect windows to front and side aspect. Door providing access to Living/Dining room.

**LIVING/DINING ROOM 5.83m x 3.52m narrowing to 2.45m (19'1" x 11'6" narrowing to 8'0" )**  
to maximum points. Dual aspect UPVC double glazed window to front and side aspect. Door providing access to further accommodation, electric fire with wooden surround, radiators, power points, ample space for dining table.

**HALLWAY 1.94m x 0.96m (6'4" x 3'1" )**  
to maximum points. Doors leading to rooms.

**KITCHEN 3.06m x 2.27m (10'0" x 7'5" )**  
to maximum points. UPVC double glazed window to side aspect. Kitchen comprising matching wall and base units with roll top work surfaces, stainless steel sink with taps over, space for oven, space for undercounter fridge, tiled splashbacks to all wet areas, radiator, power points, opening providing access to Utility Room.

**UTILITY ROOM 3.32m x 0.94m (10'10" x 3'1" )**  
to maximum points. UPVC double glazed window to side aspect, space and plumbing for washing machine, power points.

**BEDROOM ONE 3.20m x 2.48m (10'5" x 8'1" )**  
to maximum points. UPVC double glazed window to rear aspect, an array of built in storage cupboards, radiator, power points.

**BEDROOM TWO 2.97m x 1.77m (9'8" x 5'9" )**  
to maximum points. UPVC double glazed window to rear aspect, overhead storage cupboard, radiator, power points.

**SHOWER ROOM 1.96m x 1.75m (6'5" x 5'8" )**  
to maximum points. Obscured UPVC double glazed window to side aspect, built in storage cupboard housing boiler, shower room comprising matching three piece suite, low level WC, pedestal wash hand basin, walk in shower, splashbacks to all wet areas, radiator.

**OUTSIDE**

Parking to the side of property for one vehicle, side and rear gardens, steps providing access to front door.

