



6 TRAJECTUS WAY
KEYNSHAM
BRISTOL
BS31 2FZ
£485,000



GREGORYS
ESTATE AGENTS

Constructed circa 2019 by Messrs ' Taylor Wimpey', this stunning, semi detached home sits pretty in the popular Somerdale development. Having been the subject of vast investment since its build, this three storey family home elevates itself over many of its type.

The introduction of solar panels and an EV charging point makes for money well spent, improving an already impressive efficient home, now proudly benefitting an 'A' rated energy performance certificate. Furthermore investment is highly visible in the rear garden, whereby a peaceful oasis can be enjoyed in the attractive landscaped garden. Internally the property has been recently re-decorated from top to bottom, now presenting 'as new'.

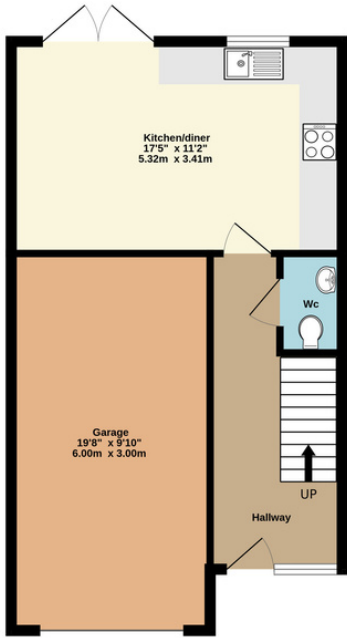
This particular style of home is renowned for its generous room proportions and abundance of natural light. To the ground floor a welcoming entrance floor leads to the cloakroom and full width kitchen / dining / family room. The contemporary kitchen comprises numerous built in units and integrated appliances and with views and direct access onto the rear garden, this makes for the perfect family room to enjoy. To the first floor can be found a large lounge, bathed in natural light via the 'French' doors & 'Juliette' balcony and floor to ceiling side panel windows, the main family bathroom and bedroom four, which is currently utilised as a home office and benefits 'French' doors and walk out balcony. Appointed to the first floor can be found three further bedrooms, including an impressive principle bedroom, complete with fitted wardrobes, en-suite shower room and offers wonderful westerly views over the surrounding area.

'Somerdale' is a unique development with many of its homes built with characteristics resembling the original Cadburys Chocolate factory, which still sits proudly in the centre of the development. Further facilities on offer and only a moments walk is B Block Cafe & restaurant, a gymnasium, sports pavilion and local school. Countryside walks can be enjoyed, along the banks of The River Avon, perfect for family walks upon a lazy Sunday afternoon.

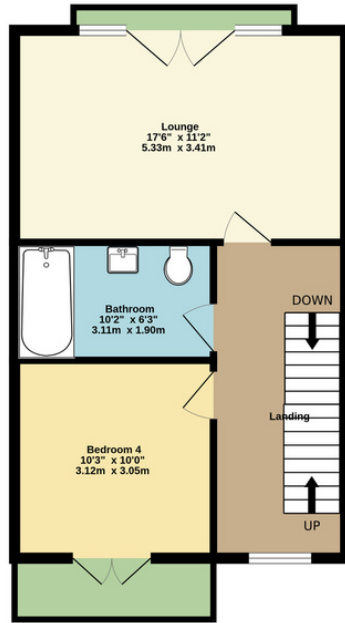




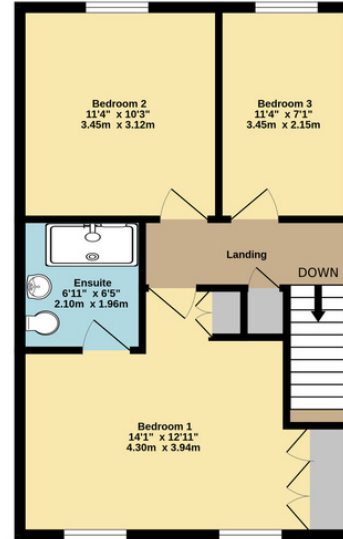
Ground Floor
520 sq.ft. (48.4 sq.m.) approx.



1st Floor
487 sq.ft. (45.2 sq.m.) approx.



2nd Floor
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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Energy performance certificate (EPC)

6 Trajectus Way Keynsham BRISTOL BS31 2FZ	Energy rating A	Valid until: 17 October 2033 Certificate number: 9340-2538-1300-2397-2121
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Property type: Semi-detached house
Total floor area: 123 square metres

Rules on letting this property

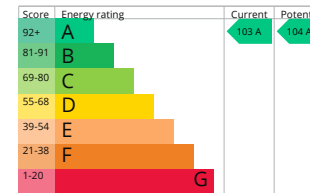
Properties can be let if they have an energy rating from A to E.

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>)

Energy rating and score

This property's current energy rating is A. It has the potential to be A.

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



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:

the average energy rating is D
the average energy score is 60



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