



17 MELLS CLOSE  
KEYNSHAM  
BRISTOL  
BS31 1XJ  
£435,000



GREGORYS  
ESTATE AGENTS



**Situated in a quiet cul-de-sac within the Wellsway area of Keynsham, can be found this extended, bungalow, offered for sale with no onward chain. Positioned only a short walk to the open spaces of Manor Road playing fields and Nature Reserve, this property is perfectly positioned to enjoy the lovely open walks on offer.**

**The accommodation has been extended over the years and now presents as a lovely, spacious bungalow. Internally an entrance hallway leads to a bay fronted lounge, which overlooks the front aspect. The kitchen / diner benefits from a rear extension, and now offers the perfect kitchen with more than enough space for a dining table. A utility room can be found from the kitchen with space and plumbing for white goods and in turn leads to the garage. Both bedrooms are double in nature, with the principal bedroom benefitting fitted wardrobes. Completing the accommodation is the bathroom, which comprises a three-piece white suite.**

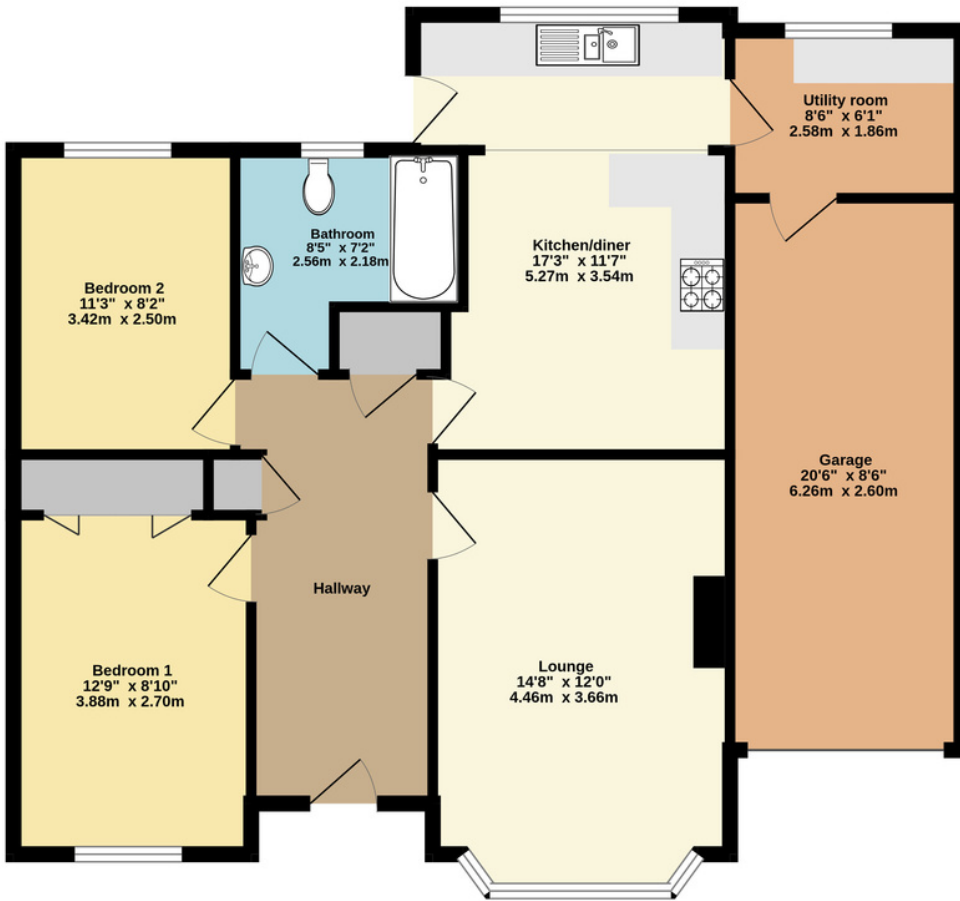
**Externally the property benefits an enclosed rear garden (with pedestrian access), whilst to the front aspect the driveway has been extended to allow for further off-street parking, with the single garage providing vehicle access via an electric up and over door. Furthermore, the bungalow is double glazed throughout and is gas central heated via a combination boiler.**











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TOTAL FLOOR AREA: 964 sq.ft. (89.5 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.

## Energy performance certificate (EPC)

17 Mells Close  
Keynsham  
BRISTOL  
BS31 1XJ

Energy rating

Valid until: 6 March 2034

C

Certificate number: 4134-7627-0300-0873-5206

Property type

Semi-detached bungalow

Total floor area

75 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 energy rating is C. It has the potential to be B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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