



28 ORCHID DRIVE
KEYNSHAM
BRISTOL
BS31 1FG
£325,000



GREGORYS
ESTATE AGENTS

SITUATED IN A QUIET POSITION ON THE POPULAR 'THE MEADOWS' DEVELOPMENT, CAN BE FOUND THIS EXCELLENTLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME.

Constructed 2014 by Messrs Taylor Wimpey, this well proportioned home is tastefully styled throughout, offering an easy move for those simply wanting to move in without needing to lift a finger! In addition to this, the property offers allocated parking to the rear, whilst also enjoying an attractive rear garden benefiting from a private aspect, a rarity for modern developments.

The home welcomes with an entrance hall leading to a contemporary fitted kitchen to the front aspect, whilst a sizeable lounge diner can found to the rear of the ground floor, benefitting from 'French' doors leading out to the rear garden. A practical cloakroom WC completes the ground floor offering. To the first floor, three bedrooms can be found, two of which double in nature, with the third bedroom lending itself as an ideal home office, nursery or dressing room. A modern three piece bathroom also occupies the first floor, completing the internal offering.

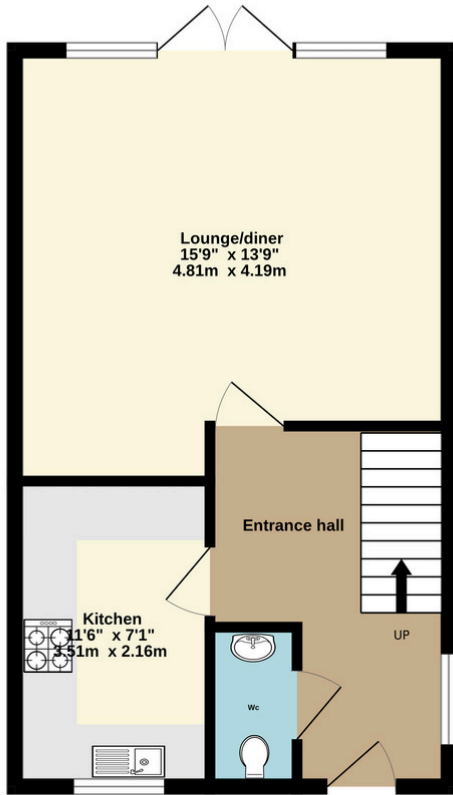
This property enjoys a prime position, hidden away to the rear of the development within a short stroll to open playing fields, children's playpark & Abbots Wood, ideal for those summer evening strolls or peaceful dog walks! For those wanting convenience, Keynsham High Street & Railway Station are within walking distance, as well as the popular Castle Primary School.

An ideal first time purchase or downsize move, this excellent home is a must view.

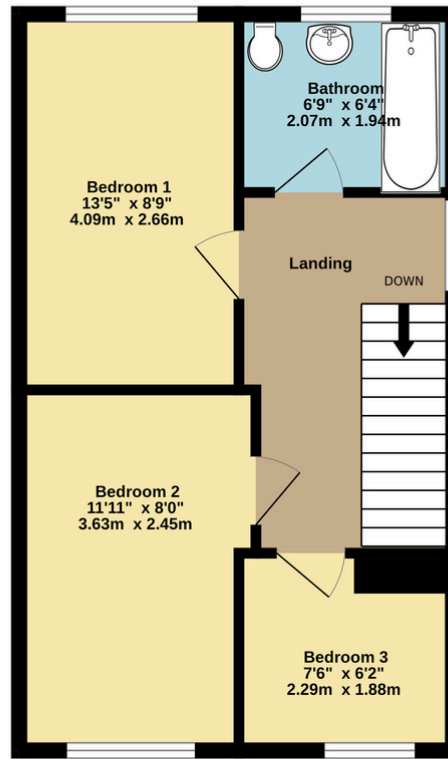




Ground Floor
425 sq.ft. (39.5 sq.m.) approx.



1st Floor
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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)

28 Orchid Drive Keynsham BRISTOL BS31 1FG	Energy rating C	Valid until: 12 May 2034
	Certificate number: 9107-3037-8205-7704-9204	

Property type: Semi-detached house
Total floor area: 77 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>).

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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