



9 THE MEAD
KEYNSHAM
BRISTOL
BS31 1FE
£350,000



GREGORYS
ESTATE AGENTS

SITUATED ON THE POPULAR 'THE MEADOWS' DEVELOPMENT, WITHIN EASY REACH OF KEYNSHAM HIGH & ON THE DOORSTEP OF SCENIC WALKS AROUND ABBOTTS WOOD, CAN BE FOUND THIS WELL-PRESENTED THREE BEDROOM SEMI-DETACHED HOME.

Benefiting from a premium position on the development, the property enjoys a larger than typical south facing rear garden, and offers far reaching views over the surrounding rolling countryside. Internally, the accommodation offers a well-balanced arrangement, and welcomes with an entrance hall leading through to a contemporary fitted kitchen to the front aspect, complete with a full selection of integrated white goods. To the rear of the ground floor, a bright full width lounge can be found, with French doors overlooking the mature rear garden. Completing the ground floor arrangement is a practical cloakroom WC, whilst a practical understairs cupboard is a welcomed practical benefit.

To the first floor, the property offers three bedroom, two of which double in nature with the primary bedroom benefitting from a modern en-suite shower room. The third bedroom lends itself as an ideal office space, or potentially a nursery or dressing room depending on the needs of any new owner. Finally, a modern three piece family bathroom with shower over bath completes the internal arrangement.

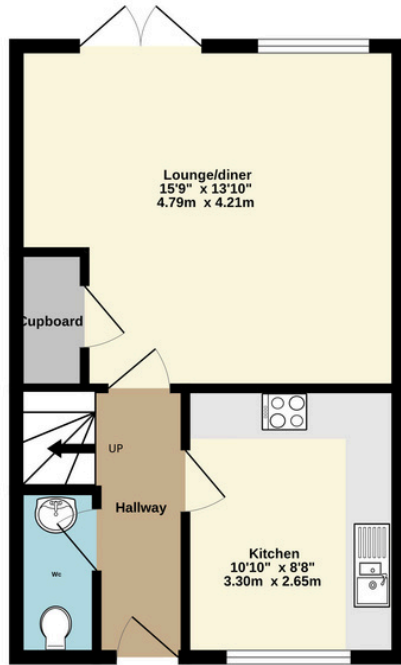
Externally, the property enjoys a larger than typical rear garden, mainly laid to lawn with an attractive seating area found to the end of the garden, boasting a private aspect. Not only this, an additional patio area acts as an ideal entertaining space, perfect for summer BBQ's or an evening glass of something! Situated only a short walk away the property benefits from ample off street parking, offering three spaces, two of which found within a carport with up & over door.

A contemporary home sure to appeal to an array of buyers, an early viewing comes highly recommended.

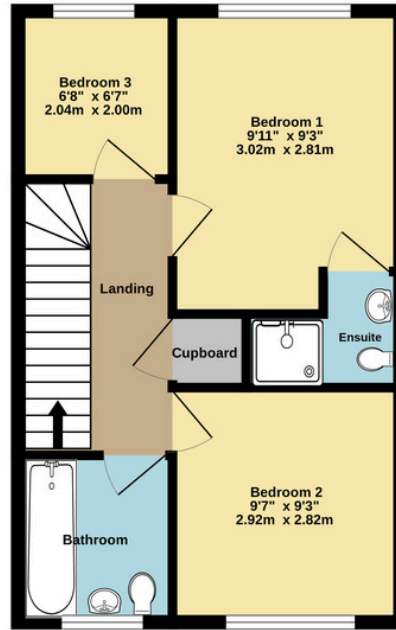




Ground Floor
385 sq.ft. (35.8 sq.m.) approx.



1st Floor
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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.
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Energy performance certificate (EPC)

| | | | |
|---|---------------|---------------------|--------------------------|
| 9 The Mead Keynsham BRISTOL BS31 1FE | Energy rating | Valid until: | 17 July 2034 |
| | C | Certificate number: | 5834-7123-3400-0248-0292 |

Property type: Semi-detached house

Total floor area: 76 square metres

Rules on letting this property

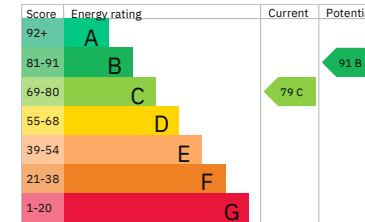
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/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.](#)



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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