



28 THE MEAD  
KEYNSHAM  
BRISTOL  
BS31 1FF  
£625,000

**A truly outstanding modern home, presented to an exemplary standard and offering spacious accommodation over three floors.**

This detached residence sits proudly on 'The Meadows' development. A popular development constructed circa 2014 by Messrs 'Taylor Wimpey'. Set on the fringes of beautiful rolling countryside, yet within easy reach of the bustling high street and the well connected train station.

Internally the property benefits generous room proportions, all of which are presented to an excellent decorative standard. The ground floor is accessed via a welcoming entrance hallway, with stairs leading to the first floor and doors to all rooms. A handy home office provides a perfect study for anyone currently working from home, looking for a separate area away from the main living room. The lounge is a comfortable space and opens to the dining room, with views and direct access via 'French' doors to the rear garden. Also positioned to the rear of the property can be found the kitchen / breakfast room. Complete with a large selection of built in units, appliances and a handy breakfast bar, perfect for entertaining. Completing the ground floor, a utility room and cloakroom, two must haves for any large, family home.

To the first floor, a light and airy landing leads to all first floor rooms, whilst the staircase continues to the second floor. The principle suite is an impressive area, spanning the full width of the property and comprising a walk in dressing area, complete with fitted wardrobes and a spacious en-suite shower room. The guest bedroom, also positioned to the first floor, overlooks the front aspect and comprises built in wardrobes and the second en-suite shower room. The family bathroom and fifth bedroom are also available, with the fifth bedroom a double in proportions, or makes for a handy second home office if required.

To the second floor can be found two further, large double bedrooms, both with wonderful far reaching views of the surrounding countryside. Further bathroom facilities are available to this floor, in the form of a shower room and comprising a three piece white suite.

Externally the property benefits a sunny, westerly rear garden, private in nature and offering a large patio area with steps leading to an area of lawn. Handy access to the side aspect provides space for a wooden storage shed, whilst pedestrian access to the front aspect can be found to the opposing side aspect. A driveway provides off street parking and leads to the single garage, complete with power and light and benefits eves storage.

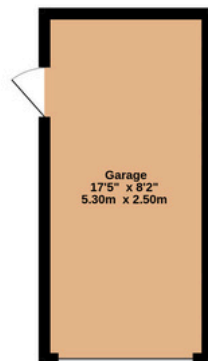
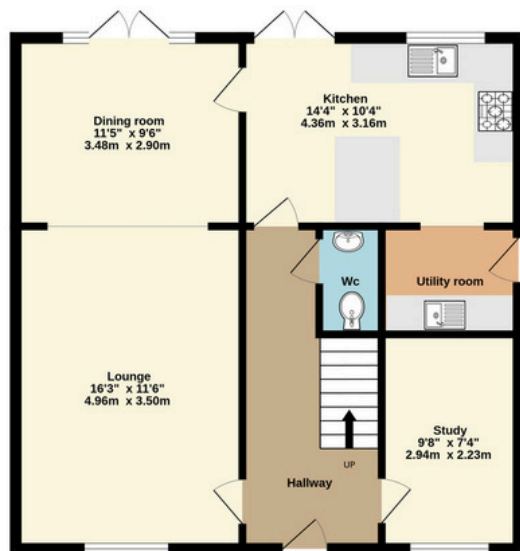
An outstanding property boasting impressive floor space, all of which is impeccably presented. a must view.



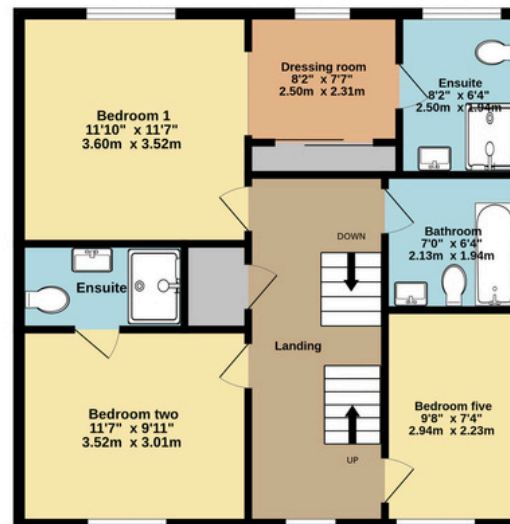




Ground Floor  
796 sq.ft. (74.0 sq.m.) approx.



1st Floor  
653 sq.ft. (60.7 sq.m.) approx.



2nd Floor  
348 sq.ft. (32.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1797 sq.ft. (167.0 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 The Mead Keynsham BRISTOL BS31 1FF	Energy rating <b>C</b>	Valid until:	19 March 2035
		Certificate number:	5735-3127-6400-0030-8222

Property type: Semi-detached house  
Total floor area: 156 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.

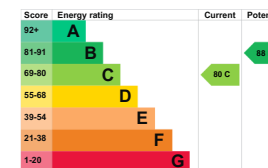
[See how to improve this property's energy efficiency.](#)

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



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