



PURPLE
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32 AESOP DRIVE
KEYNSHAM
BRISTOL
BS31 2GP
£372,000

Presented to an excellent decorative standard and boasting a larger than average, south facing rear garden is this 'Persimmon Homes' semi detached property.

With accommodation spanning over two floors, this three bedroom home offers a range of benefits for any family or professional couple alike. Once inside a downstairs cloakroom can be found via the hallway, whilst a spacious lounge in turn leads to an impressive kitchen / diner. This room is bathed in natural light, due to the southerly orientation and provides views and direct access onto the garden.

Appointed to the first floor, the three bedrooms and generously proportioned, whilst an en-suite serves the principle bedroom, with the main family bathroom, again comprising a three piece white suite, found from the landing. Storage cupboards can be found to both the landing and in the lounge - where an understairs storage cupboard can be found. A quirky, yet practical storage area has recently been installed to the lower level of the staircase.

Furthermore the property benefits a driveway, providing off street parking for up to three vehicles. Side pedestrian access leads to the rear garden. A garden which is much improved from the original. A stunning glazed pergola sits proud over a paved seating area, whilst practical storage can be found via the wooden storage shed and covered recessed area.

Positioned in the ever popular 'Charlton Place' development, this home is a short commute into Keynsham centre and Train Station, whilst fronting rolling countryside with many enjoyable walks, including Abbots Wood on your doorstep. A must view.

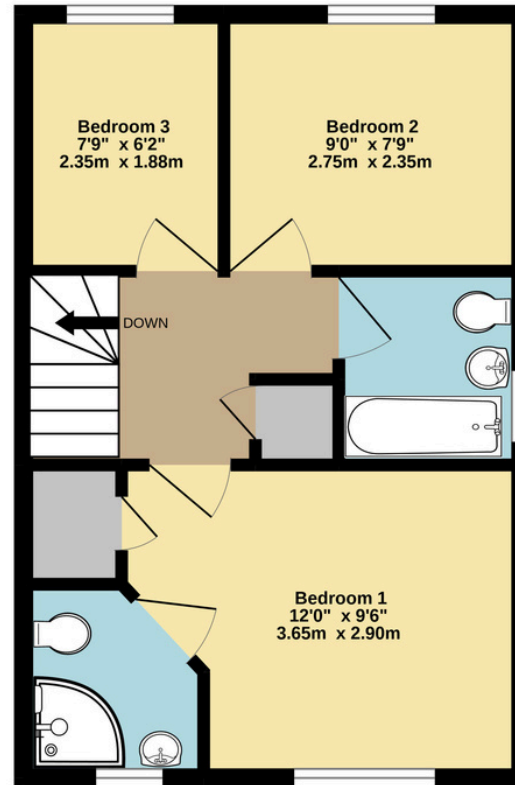
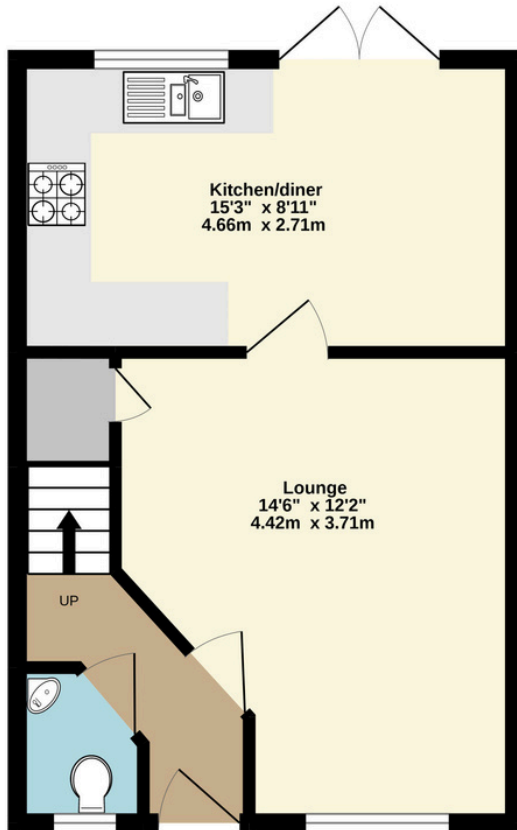






Ground Floor
359 sq.ft. (33.3 sq.m.) approx.

1st Floor
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 753sq.ft. (70.0 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)

32, Aescop Drive Keynsham BRISTOL BS31 2GP	Energy rating B	Valid until:	15 November 2028
		Certificate number:	8458-7439-6829-6126-5996

Property type: Semi-detached house
Total floor area: 70 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 B. It has the potential to be A.

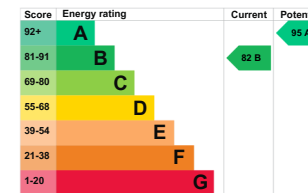
[See how to improve this property's energy efficiency.](#)

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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