



48 BATH ROAD
KEYNSHAM
BRISTOL
BS31 1SP
£625,000

An exceptional, family home, bursting with character and charm and sat within a spacious plot in Keynsham. Spacious accommodation can be found to both floors, with the property benefitting a double storey and full width single storey extension.

The generous plot allows for a block paved driveway to the front aspect, providing off street parking for multiple vehicles. However it is the rear aspect which really impresses, with a sunny, southerly garden, private in nature and offering a lovely generous garden for any buyer to enjoy.

Internally the accommodation is presented to an exemplary standard and comprises numerous must haves for any family. Entrance to the property is via the welcoming hallway, with wrap around stairs leading to the first floor. A bay fronted sitting room sits proud overlooking the front aspect, with beautiful, bi-folding wooden doors leading to the lounge. The lounge is a really comfortable seating area, sizeable to fit in multiple sofa's, of which can be set around the attractive, period fireplace - the perfect focal point for the room. Wooden doors then lead to the formal dining room. The dining room provides views and direct access to the rear garden and with its vaulted ceiling and 'Velux' windows, this room is flooded in natural light. The kitchen/breakfast room is an 'L' shaped room, positioned to the rear of the property, again overlooking the gardens. A large selection of fitted units and Granite work surfaces can be found. A utility room, downstairs cloakroom and internal access to the garage provide the practical essentials sought, with the garage offering secure parking or storage to suit.

To the first floor the generous room proportions and characterful accommodation continues to impress. What was once a four bedroom home, is now presented as a three bedroom home, with the modern touch of an en-suite shower room, complimenting the large family bathroom.

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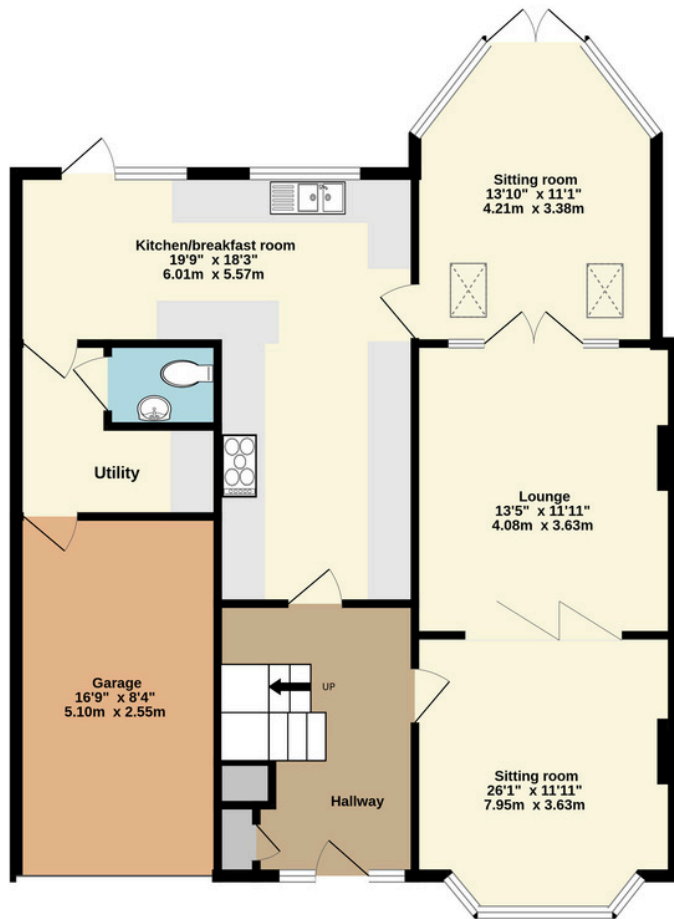
Neighbouring the highly acclaimed secondary schools of Keynsham's Wellsway and IKB Academy and with a lovely selection of primary schools also readily available, this semi detached home is perfectly positioned to enjoy the popular schools locally. Furthermore Keynsham High Street and Train Station can be found only a short distance away. A very special family home and one worthy of an early viewing.







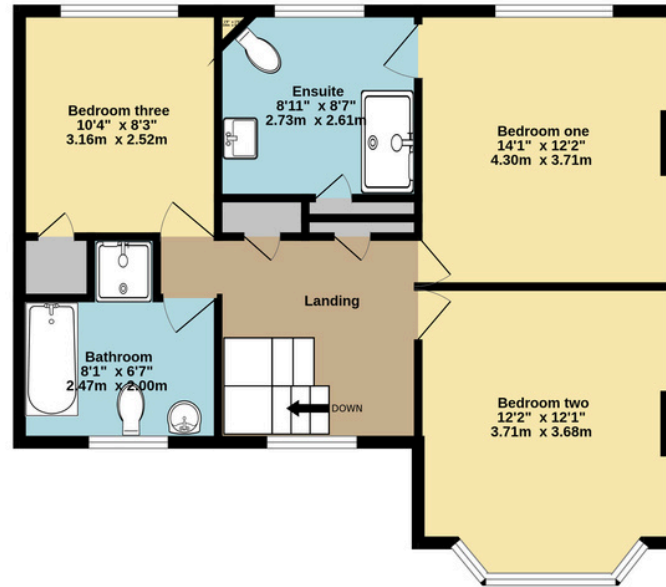
Ground Floor
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 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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1st Floor
663 sq.ft. (61.6 sq.m.) approx.



Energy Performance Certificate



48, Bath Road, Keynsham, BRISTOL, BS31 1SP

Dwelling type: Semi-detached house
Date of assessment: 01 February 2019 02
Date of certificate: February 2019

Reference number: 8811-6622-8680-5379-8906
Type of assessment: RdSAP, existing dwelling
Total floor area: 144 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

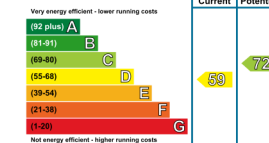
Estimated energy costs of dwelling for 3 years:	£ 3,945
Over 3 years you could save	£ 624

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 318 over 3 years	
Heating	£ 3,339 over 3 years	£ 2,715 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
Totals	£ 3,945	£ 3,321	You could save £ 624 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 363
2 Floor insulation (suspended floor)	£800 - £1,200	£ 96
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 165

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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