



12 CAESAR CRESCENT  
KEYNSHAM  
BRISTOL  
BS31 2HX  
£750,000



GREGORYS  
— ESTATE AGENTS —



**SITUATED IN A QUIET POSITION ON THE POPULAR SOMERDALE DEVELOPMENT SITS THIS IMPRESSIVE FOUR BEDROOM DETACHED RESIDENCE, OFFERING UNINTERRUPTED SCENIC VIEWS, AND ENVIABLE PRIVACY, A RARITY OF ITS KIND.**

Located to the fringes of this sought-after community, the property enjoys quiet surroundings away from the entrance to the development, whilst being within walking distance of local amenities, Keynsham High Street, and Keynsham Railway Station. A premium of its kind, the property was constructed circa 2021 by Messrs Taylor Wimpey as part of the most recent build phase. 'The Lodge' style of home offers spacious accommodation over a traditional two floor layout, boasting a contemporary ground floor arrangement tailored to modern family living.

The property makes a welcoming first impression with a manicured front garden and its contemporary facade, not forgetting the ample driveway parking conveniently positioned to the side. Internally, the bright entrance hallway gives access to the three downstairs reception rooms, kitchen/breakfast room, and utility area. To the front of the ground floor sits the immaculately presented kitchen/breakfast room finished with premium upgrades to include AEG appliances, Quartz worksurfaces, and feature spotlighting. From here, double doors lead to the bright dining room, with 'French' doors opening out to the attractive rear garden, ideal for summer entertaining & hosting. Adjoining the dining rooms sits the lounge, well proportioned in size and also enjoying views overlooking the garden. The third reception room offers a flexible space, ideal as a home office for some, a playroom for families, or an occasional additional bedroom for others. Finally, a sizable utility room & cloakroom WC complete the ground floor offering.

The sense of space continues on the first floor, where four double bedrooms can be found, with the primary bedroom benefiting from a modern en-suite shower room and ample fitted wardrobe space. An additional family bathroom finished with premium tiling & feature spotlighting, complete the internal offering.

This home continues to impress with the external offering, boasting a generous sized rear garden, benefiting from complete privacy to the rear, a unique benefit for a modern home. Not only this, but to the rear, this attractive home backs onto neighbouring woodland, and offers easy access to peaceful riverside walks along the River Avon. To the front aspect, a single garage with power & lighting offers a practical storage area, whilst the driveway parking can accommodate two vehicles comfortably.

The award winning Somerdale development is a thriving community, offering gym & leisure facilities, a modern primary school, and open playing fields, whilst being a stones throw away from Keynsham High Street. Both Bristol & Bath are within easy reach by train or bus, making Somerdale a desirable choice for many.

A must view for those searching for a premium modern home.





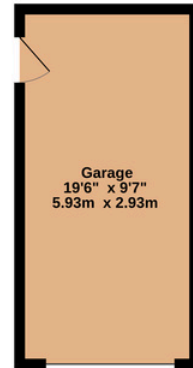
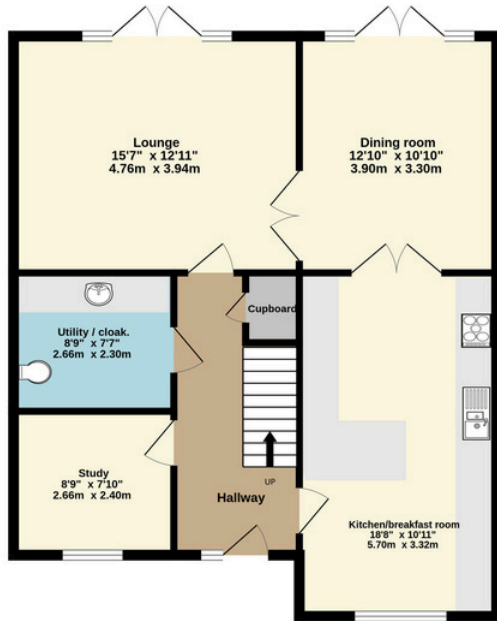




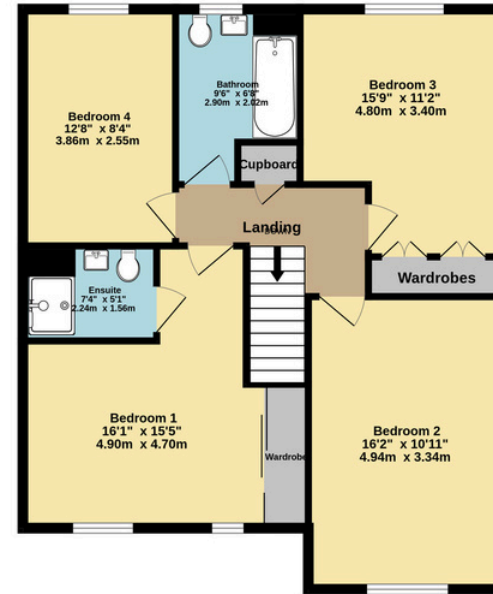




Ground Floor  
979 sq.ft. (91.0 sq.m.) approx.



1st Floor  
785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1765 sq.ft. (164.0 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)

12, Caesar Crescent Keynsham BRISTOL BS31 2HX	Energy rating	Valid until: 21 June 2031
	<b>B</b>	Certificate number: 2125-3002-6306-8269-3204

Property type	Detached house
Total floor area	149 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.

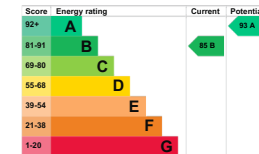
[See how to improve this property's energy efficiency.](#)

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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0117 986 6644

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