



9 HESTIA CLOSE
KEYNSHAM
BRISTOL
BS31 2GQ
£2,400 PCM

A simply stunning detached residence, offered to the market on a furnished basis with occupation available as of the middle of July.

Positioned to the fringes of this popular development, with lush, green open views to the front aspect. this quiet cul-de-sac is the perfect location for anyone looking for a bit of peace and quiet, away from the busy rat race. Although conveniently positioned only a short distance to Keynsham High Street & Train Station, beautiful open countryside is on your doorstep ready to enjoy.

This modern property offers contemporary accommodation over two floors. Many of the rooms are bathed in natural light and offer generous room proportions, striking the perfect balance between first floor bedroom facilities and ground floor living space.

The entrance hallway leads to a comfortable lounge, found to the front of the property, providing views of the front aspect. A ground floor home office / study enjoys dual aspect windows and can also be utilised as a play room or separate sitting room. The kitchen / diner sits proud to the rear of the property with views and direct access to the rear garden. The kitchen offers a vast range of fitted wall and base units with a selection of kitchen appliances. A handy utility room and cloakroom complete the ground floor.

To the first floor, a lovely spacious landing leads to all four bedrooms. Two of the four are currently presented as double bedrooms, the third as a second home office and the fourth as a walk in dressing room. In proportion, all four are generously sized and could easily be utilised as three doubles and a comfortable single. The principle bedroom benefits en-suite shower facilities, whilst the main family bathroom, contemporary in its finish, and surprisingly large can be found via the landing.

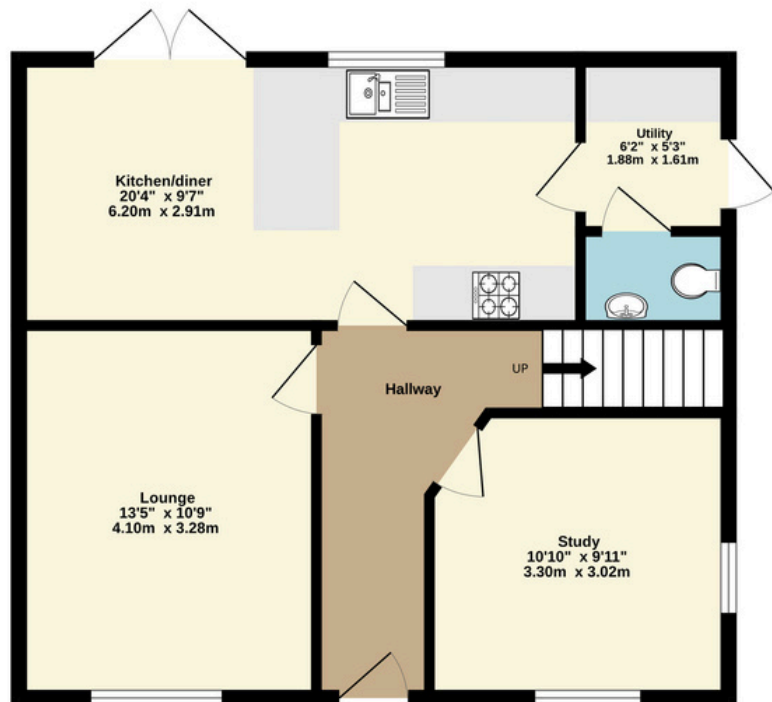
Externally the property offers a quiet cul-de-sac setting with limited neighbours and a lovely green outlooks over mature trees and shrubs. Easily maintained gardens can be found to the front and side aspect, whilst to the rear a lovely sunny, southerly rear garden is laid to patio and lawn with pedestrian access to the side aspect. To the rear of the garden a driveway providing off street parking benefits.

An impressive home available to the rental market for the very first time. Available to occupy around the middle of July and on a furnished basis. A comprehensive list of fixture and fittings included, available upon request. The landlord very much welcomes pets upon request.

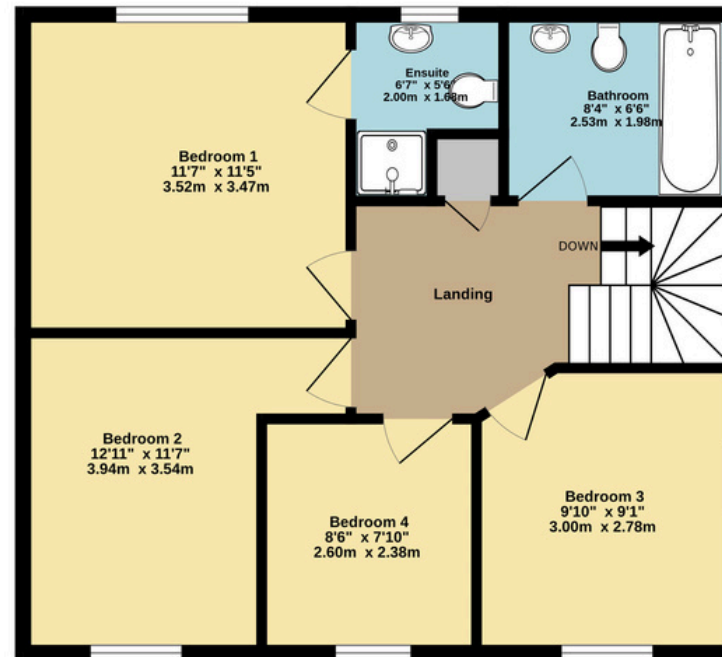




Ground Floor
595 sq.ft. (55.2 sq.m.) approx.



1st Floor
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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 HESTIA CLOSE KETCHAM BS31 2GD	Energy rating B	Valid until:	24 March 2031
		Certificate number:	2899-6337-1000-1745-9226
Property type		Detached house	
Total floor area		112 square metres	

Rules on letting this property

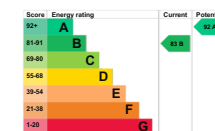
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-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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