



18 CHEWTON CLOSE  
KEYNSHAM  
BRISTOL  
BS31  
£314,500



**POSITIONED IN AN EXCLUSIVE CUL-DE-SAC WITHIN WALKING DISTANCE OF KEYNSHAM HIGH ST, RAILWAY STATION & MEMORIAL PARK, CAN BE FOUND THIS STYLISH TWO BEDROOM HOME, SURE TO APPEAL TO AN ARRAY OF BUYERS. CONVERTED CIRCA 2020, THIS MODERN MEWS HOME SITS BEHIND THE IMPOSING GRADE II LISTED FORMER GRANGE HOTEL, AND LENDS ITSELF TO CONTEMPORARY LIVING.**

**The freehold offering welcomes with a private entrance leading through to the entrance hall, opening up to the contemporary open plan living area. To the front of the ground floor sits a stylish fitted kitchen, benefiting from a full range of integrated white goods, and finished with premium Quartz worksurfaces. To the rear of the ground floor can be found the bright lounge, bathed in ample natural light due to the westerly facing aspect, and giving direct access out to the private rear garden. Completing the ground floor offering is a practical WC.**

**To the first floor, this attractive home offers two bedrooms, with the primary double bedroom benefiting from fitted storage, and a modern en-suite shower room complete with a rainfall shower enclosure. The second bedroom presents as a comfortable single room, however also lends itself as an ideal home office or dressing room. Finally, a contemporary three piece family bathroom completes the internal offering.**

**Externally, this attractive offering continues to impress, benefiting from a private west facing garden perfect for an evening tipple in the sun, whilst to the front aspect the driveway offers off street parking for two vehicles.**

**In our opinion, this impressive offering makes an ideal first time purchase, or downsize move for those wanting to benefit from being nearby Keynsham High St. An internal viewing is required to fully appreciate all of which this unique home has to offer.**

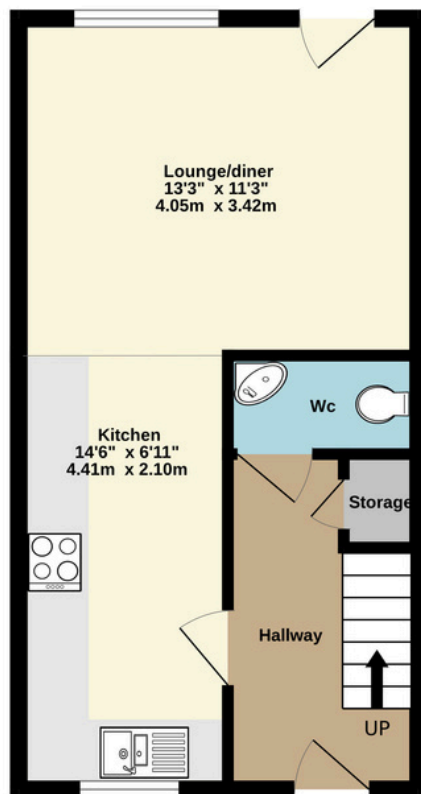




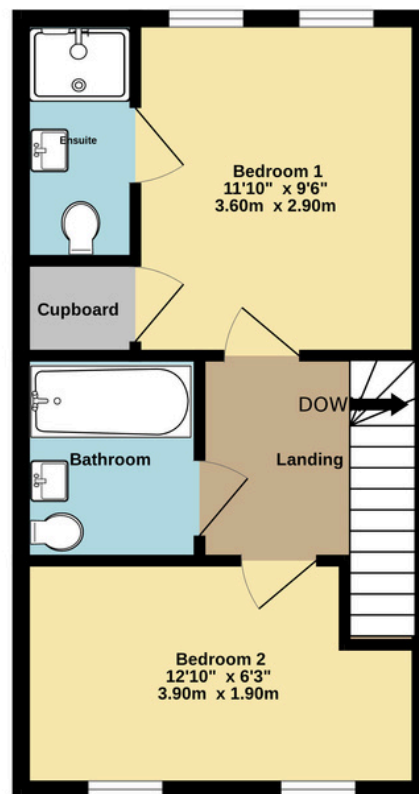




Ground Floor



1st Floor



## Energy performance certificate (EPC)

18 Chewton Close  
Keynsham  
BRISTOL  
BS31 1BQ

Energy rating

**C**

Valid until:

9 September 2030

Certificate number:

8570-7031-7700-3230-1292

Property type

Mid-terrace house

Total floor area

65 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)

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## Energy rating and score

This property's energy rating is C. It has the potential to be B.

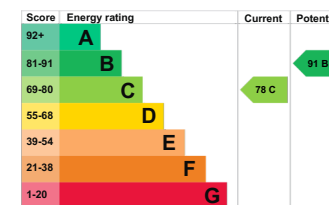
[See how to improve this property's energy efficiency.](#)

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



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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GREGORYS  
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0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

