



5 HESTIA CLOSE  
KEYNSHAM  
BRISTOL  
BS31 2GQ  
£289,950

**Presented to an immaculate order throughout, whilst being set in a quiet cul-de-sac enjoying open views, this semi detached property is a lovely addition to the market.**

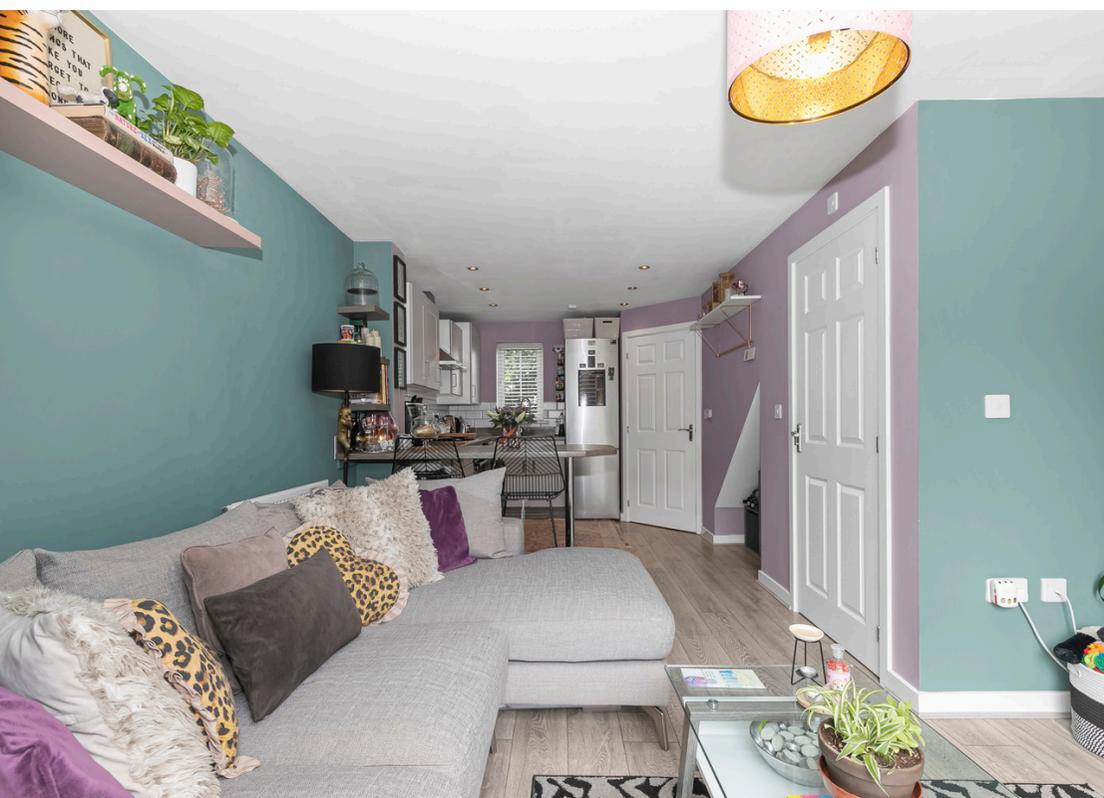
**Externally the property benefits off street parking to the front aspect with side pedestrian access leading to the rear garden. The rear garden is larger than normal, extending to the side of the property where a wooden storage shed has been conveniently located. The garden enjoys a sunny, southerly aspect and has been lovingly landscaped to offer an attractive area to sit and enjoy.**

**Internally the property is entered via an entrance hallway, which in turn leads to the open plan reception room. Initially a modern fitted kitchen is positioned with views over the front aspect. The kitchen comprises numerous fitted wall and base units with a large expanse of work surfaces, including a handy breakfast bar with seating under. The lounge is positioned to the rear of the property, immediately adjacent to the 'French' doors which provide the perfect view of the rear garden. A handy cloakroom completes the ground floor accommodation.**

**To the first floor can be found two impressive double bedrooms, both very similar in proportions. The principle bedroom can be found overlooking the rear garden, whilst the second room benefits two windows to the front aspect. Finally a bathroom comprises a three piece white suite with double glazed window to the side aspect.**

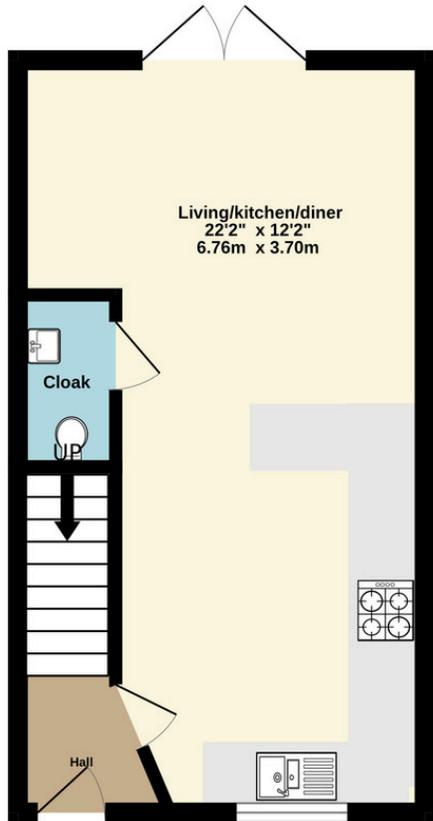
**This popular development can be found to the fringes of Keynsham with beautiful countryside walks only moments away. An internal viewing is highly recommended to appreciate all that this semi detached property offers.**



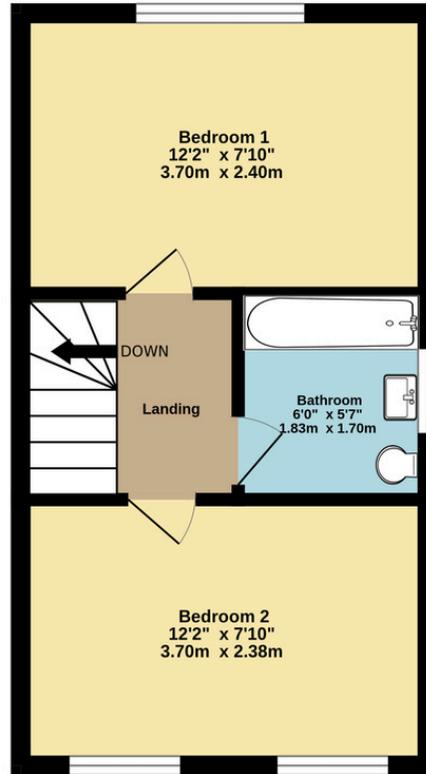




Ground Floor  
268 sq.ft. (24.9 sq.m.) approx.



1st Floor  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 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)

5 HESTIA CLOSE KEYNSHAM BS31 2GG	Energy rating	Valid until:	24 March 2031
	<b>B</b>	Certificate number:	2309-6337-1000-1795-9226

Property type	Semi-detached house
Total floor area	50 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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