



18 AESOP DRIVE  
KEYNSHAM  
BRISTOL  
BS31 2GP  
£350,000

**Occupying a pleasant spot within this popular development can be found this three double bedroom property. Presented to a lovely order, this end of terrace family home is conveniently positioned only a short distance from Keynsham high street and train station, yet offers stunning countryside walks on your doorstep.**

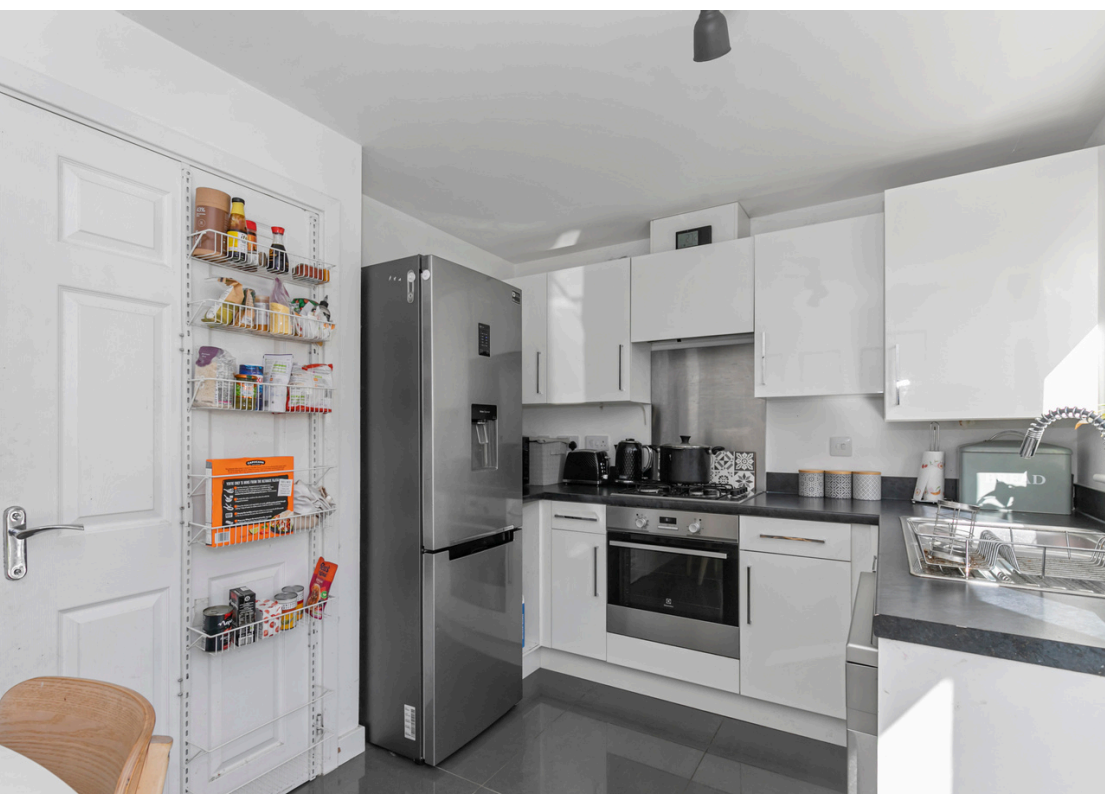
**Internally the accommodation can be found over three floors. The ground floor comprises an entrance lobby, which then leads through to the lounge. The lounge is a lovely, comfortable room with views of the front garden. An internal lobby then provides access to a handy downstairs cloakroom, the kitchen/diner and the first floor. The full width kitchen / diner comprises a large selection of wall and base units with views and direct access to the rear garden via 'French' doors.**

**The upper two floors comprises three double bedrooms. The main principle suite is positioned to the top floor, a lovely double bedroom complete with a spacious en-suite. The main family bathroom can be found to the first floor and like the en-suite, comprises a contemporary three piece white suite.**

**Externally the property boasts numerous benefits. The driveway to the side of the property provides off street parking for two/three vehicles. A side pedestrian access gate leads to the sunny, south facing, rear garden.**

**A lovely style of home, a design that allows for generously proportioned bedrooms and for those buyers intent on finding three double rooms, this lovely family home is a must view.**



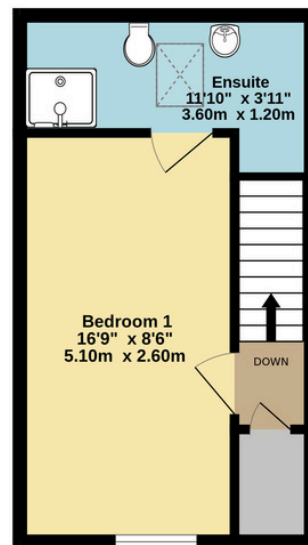
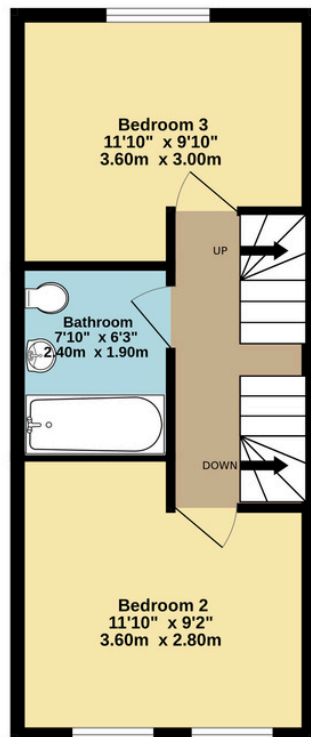
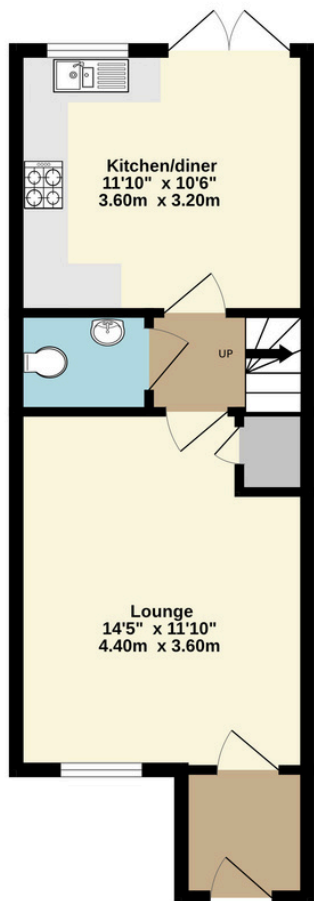




Ground Floor  
372 sq.ft. (34.6 sq.m.) approx.

1st Floor  
346 sq.ft. (32.1 sq.m.) approx.

2nd Floor  
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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)

18, Aesop Drive Kingsham BRISTOL BS31 2GP	Energy rating <b>B</b>	Valid until:	5 November 2028
		Certificate number:	8919-7239-6159-5196-6906

Property type	Semi-detached house
Total floor area	88 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.

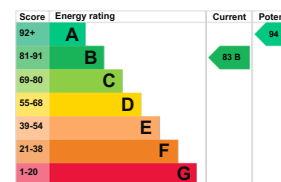
[See how to improve this property's energy efficiency.](#)

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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