



26 DAPPS HILL
KEYNSHAM
BRISTOL
BS31 1ES
OFFERS OVER £550,000

Located within the beautiful conservation area of Dapps Hill is this stunning four bedroom home of modern design. Set within the historic Dapps Hill area of Keynsham, this striking stone built home enjoys a superb, elevated position, perfectly placed to enjoy front views of the surrounding area to include the iconic Bridge over the river Chew.

Just a short, pleasant stroll from Keynsham town centre itself, this home neighbours nearby greenbelt and parkland, ideal for those seeking the convenience of shops and amenities nearby, yet enjoying the balance of countryside very close by. An abundance of countryside walks along the river make this an ideal option for those with love for the countryside, and particularly those with children and dogs!

The property itself is of a modern design, yet offers a wonderful balance of contemporary internal design with a traditional stone exterior, complimenting the backdrop of traditional cottages nearby. A total of three floors are on offer within, yet the wealth of accommodation cannot simply be appreciated from the front approach at first glance. Upon entrance a warm and welcoming hallway greets and where stairs provide access to the first floor. The kitchen can be found to the front aspect, perfectly positioned to take in the lush, green views of the surrounding area. Generously proportioned the kitchen not only provides a wealth of modern fitted units, but also comfortably fits a good sized dining table. The lounge, found overlooking the rear garden, spans the full width of the property with access to the garden via double doors. Completing the ground floor a handy cloakroom with access via the hallway.

The upper two floors comprises four bedrooms, three of which are impressive double bedrooms all of which benefit fitted bedroom furniture. The guest bedroom, positioned to the first floor can be found the first of the two en-suites. The main family bathroom, again impresses in space and comprises a three piece white suite. The principle bedroom suite can be found to the top floor, where the bedroom is complemented by a walk in wardrobe/dressing room and an en-suite shower room.

An abundance of storage is available across all three floors, including the airing cupboard housing the hot water cylinder on the first floor landing. Further benefits include gas central heating and double glazed, sash windows. A sunny, westerly rear garden is private in nature and comprises a selection of mature plants, trees and shrubs. A secure, gated under-croft shared with the neighbouring properties provide secure parking.

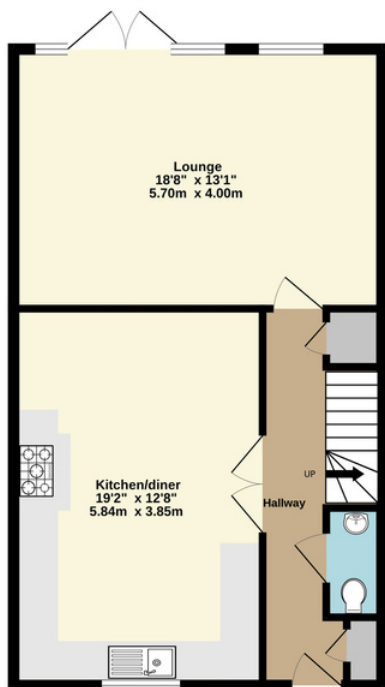
A truly wonderful addition to the market and a unique opportunity for any buyer to purchase in this prestigious part of Keynsham.



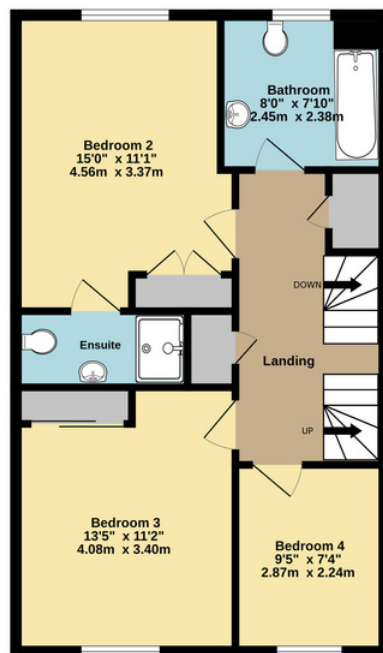




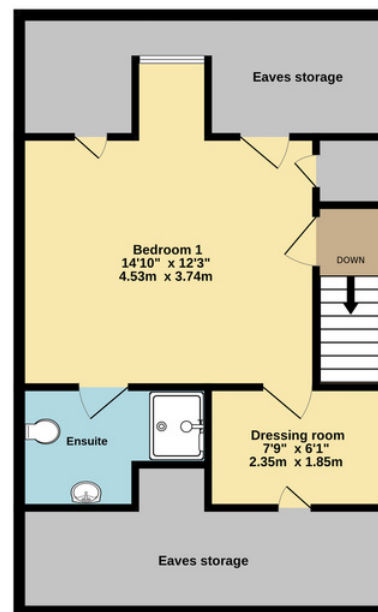
Ground Floor
609 sq.ft. (56.5 sq.m.) approx.



1st Floor
605 sq.ft. (56.2 sq.m.) approx.



2nd Floor
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1784 sq.ft. (165.8 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)

26 Dappes Hill Keynsham BRISTOL BS31 1ES	Energy rating D	Valid until: 6 May 2039 Certificate number: 2031-5815-7050-8106-3001
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Property type	Mid-terrace house
Total floor area	151 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 D. It has the potential to be C.

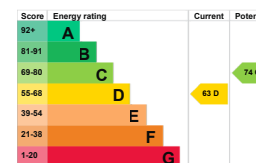
See [how to improve this property's energy efficiency](#).

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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