



19 CLAUDIUS ROAD  
KEYNSHAM  
BRISTOL  
BS31 2FB  
OFFERS OVER £625,000



**A well presented, detached residence, located to the outskirts of this popular development, benefiting a short, flat walk to the High Street & Train Station. Offered for sale with a complete onward chain, this modern home is perfect for those buyers not looking to be involved in a lengthy chain.**

**This smart home, one that is not readily available to the open market, offers a superb balance of accommodation over two floors. The well thought out design allows for an abundance of natural light, none more so than to both reception rooms, where two pairs of 'French' doors maximise the light.**

**An entrance hallway greets and provides access to the first floor via a sweeping staircase, a handy under stairs storage cupboard and access to all ground floor rooms. The kitchen / diner spans the entire length of the property with dual aspect windows to both the front and rear aspects. The kitchen comprises a large number of built in wall and base units and comprises a selection of built in appliances. The dining area sits adjacent to the 'French' doors leading to the rear garden, whilst double doors provide access to the lounge. The lounge is of impressive proportions and again provides access and views of the rear garden via a pair of 'French' doors. Completing the ground floor, two must haves for any family, a cloakroom and utility room. The utility room allows space for a washing machine and tumble dryer and provides personal access to the side aspect, where the garage and driveway can be found.**

**The centre piece of the first floor is without doubt the landing. A superb gallery landing, spacious in feel and full of natural light via the feature, square bay to the front aspect. From the landing all four bedrooms can be found, three of which are impressive double rooms, with the fourth being a comfortable single, or home office .**

**Both bedroom one and three benefit built in wardrobes, with the principle bedroom offering a large selection of built in bedroom furniture. An en-suite shower room and the main family bathroom both comprise contemporary three piece white suite's.**

**Externally the property offers an attractive rear garden. Private in nature and enjoying a sunny, southerly aspect, this landscaped garden is the perfect area for any buyer to enjoy. A single garage, complete with power, light, storage into the eaves and a personal door to the garden can be found to the side aspect, whilst a driveway provides off street parking.**

**This wonderful home is positioned in what was Taylor Wimpey's flagship phase one release for this prestigious development. 11 years on and this development continues to impress. A large array of onsite facilities, a highly popular primary school, a sports pavilion and access to stunning countryside walks all combine to make this home and this development, the perfect place to reside.**





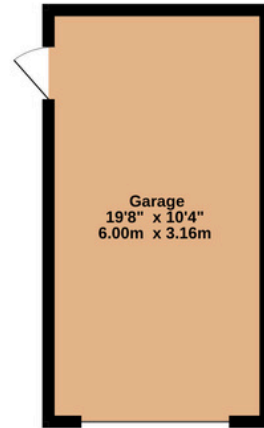
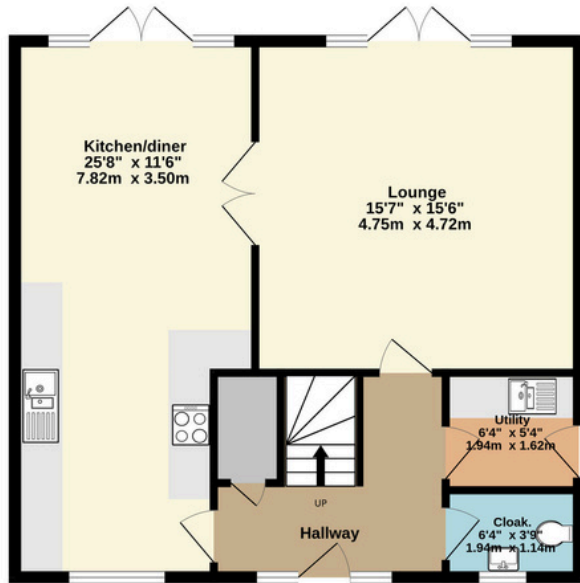








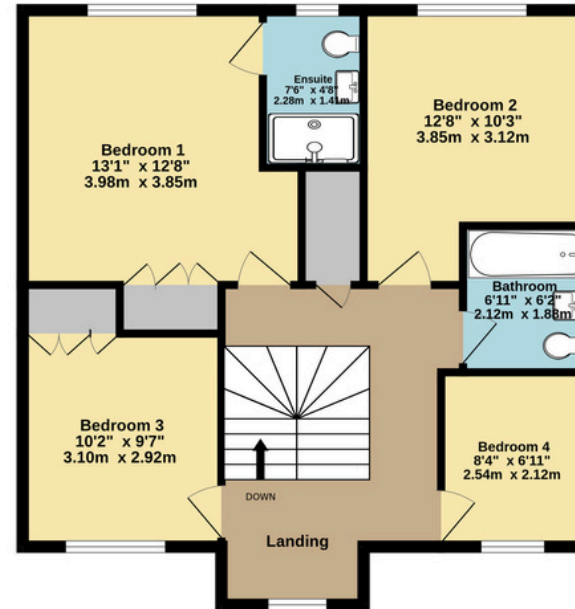
Ground Floor  
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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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1st Floor  
711 sq.ft. (66.1 sq.m.) approx.



Energy performance certificate (EPC)		
19 Claudius Road Keynsham Bristol BS31 2FB	Energy rating <b>C</b>	Valid until: 2 October 2035 Certificate number: 6890-5224-0423-6506-3593
Property type	Detached house	
Total floor area	121 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 C. It has the potential to be C.

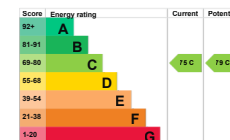
[See how to improve this property's energy efficiency.](#)

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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