



181 TRAJECTUS WAY
KEYNSHAM
BRISTOL
BS31 2FY
£575,000

Positioned within this highly sought after development, can be found this impressive three storey townhouse, presented to an exemplary standard throughout. This popular design of home boasts generous room proportions across all three floors and can be found only a short walk to Keynsham's Train Station and bustling High Street.

Externally this lovely family home benefits an easy maintenance rear garden laid to patio and artificial lawn. To the front aspect a driveway can be found, providing off street parking for two/three vehicles, complete with an EV charge point. A single garage provides further parking or secure storage, complete with pedestrian access to the rear garden.

Entrance to the property is via a welcoming hallway with stairs leading to the first floor and with access to a the ground floor cloakroom and into the dining area. The majority of the ground floor contains an impressive open plan kitchen / diner, the perfect family room or those keen to host, the perfect entertaining room. The dining area allows space for casual seating, positioned overlooking the front aspect and with a large opening to the kitchen. The kitchen comprises a large selection of built in units and integrated appliances. A fitted island provides further work surfaces and storage, with breakfast bar seating. Bi-Folding doors floods this room in natural light and provides access direct to the rear garden.

To the first floor a light and airy landing provides access to all rooms with stairs leading to the second floor. The formal lounge spans the entire width of the property, positioned with views to the rear aspect via 'French' doors and a glazed 'Juliette' balcony. Two bedrooms, the principle bedroom suite and the fourth bedroom, The principle bedroom benefits fitted wardrobes and a good sized en-suite shower room. Completing the first floor can be found the family bathroom, comprising a contemporary, three piece white suite.

The top floor continues to impress with both bedrooms not only double in size, but both with vaulted ceilings and dual 'Picture' windows allowing for an abundance of natural light. This floor is serviced by an additional shower room, again complete with a three piece white suite.

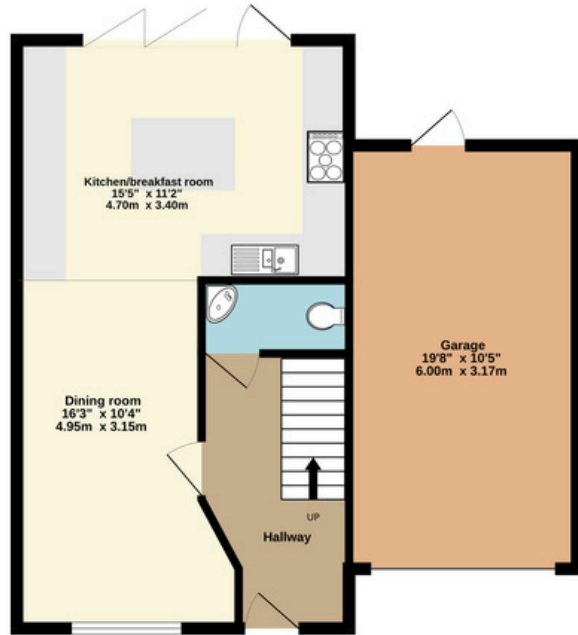
Constructed my Messrs Taylor Wimpey circa 2018, this contemporary property still benefits the remaining NHBC term. 'Somerdale' is a popular development with both young families and professional couples. Facilities on site include a highly acclaimed primary school, a leisure centre, café and restaurant. Lovely open walks surround the development and offer the perfect dog walking opportunity.



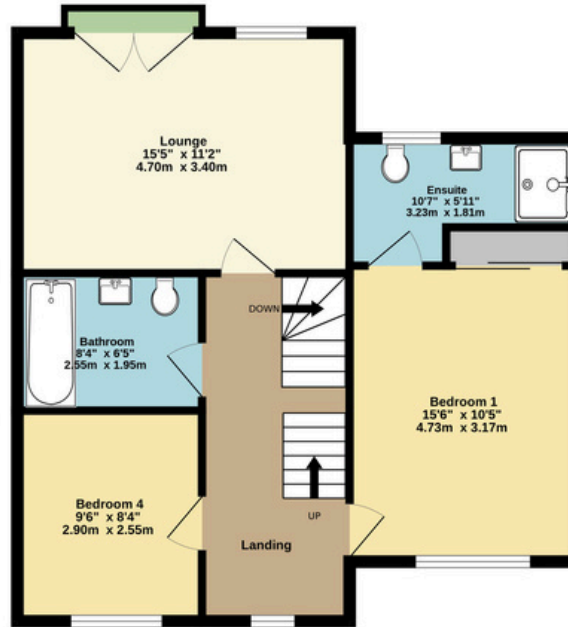




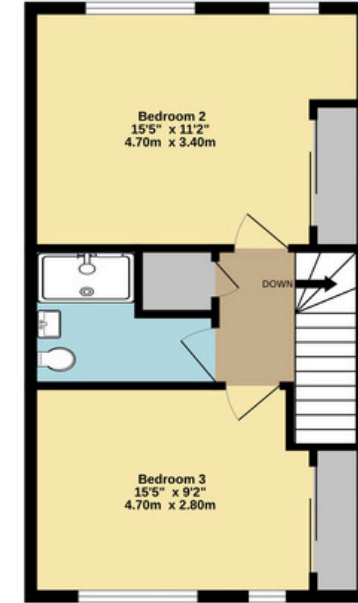
Ground Floor
632 sq.ft. (58.8 sq.m.) approx.



1st Floor
632 sq.ft. (58.7 sq.m.) approx.



2nd Floor
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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)																																			
181, Trajectus Way Kewstons Buckingham RG20 2V	Energy rating B	Valid until: 31 July 2028	Certificate number: 0154-3889-7464-8808-1235																																
Property type: Mid-terrace house		Total floor area: 140 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																																			
Energy rating and score		The graph shows this property's current and potential energy rating.																																	
This property's energy rating is B. It has the potential to be B.		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.																																	
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td>67 B</td> <td>81 B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B	67 B	81 B	69-80	C			55-68	D			39-54	E			21-38	F			1-20	G				
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