



19 TORRIDGE ROAD  
KEYNSHAM  
BRISTOL  
BS31 1QG  
£430,000



**Offered to the market with no onward chain and set within this popular residential area of Keynsham, can be found this extended, semi detached family home. The extended ground floor accommodation boasts impressive living space, together with a larger than expected kitchen and the inclusion of a downstairs cloakroom - a family must have!**

**The property is set within a spacious plot with a lovely frontage including a lawned garden and a driveway providing off street parking. The driveway leads to a single garage, providing further parking or secure storage. Side pedestrian access leads to the rear garden, a lovely enclosed garden laid to patio and artificial lawn.**

**Internally the property comprises generous room proportions with an abundance of natural light throughout. A welcoming entrance hallway greets with stairs leading to the first floor with an understairs cupboard. A separate sitting room can be found to the front aspect with views of the front garden. To the rear of the property a large second reception room currently used as a lounge / diner, opens to the kitchen and with a door leading to the sun room. The kitchen comprises numerous built in wall and base units with space for kitchen white goods. The sun room can also be accessed via the kitchen with views and sliding patio doors to the rear garden. A handy cloakroom, comprising a two piece white suite complete the ground floor accommodation.**

**To the first floor can be found three bedrooms, two of which are double in nature, with the third bedroom being a good sized single. The bathroom comprises a two piece white suite with a separate WC. All of which are accessed via a light and airy landing with stairs leading from the ground floor and with a double glazed window to the side aspect.**

**Further benefits include gas central heating and double glazed windows. The property is presented to a good decorative standard and boasts the potential for future extension, with many similar homes extending to the side aspect above the garage. This is of course subject to the relevant permissions.**

**The property is positioned to the Wellsway area of Keynsham where highly regarded primary and secondary schools can be found only a short walk away. Open green spaces in the form of Manor Road playing fields and beautiful open countryside walks are easily accessible. For those looking to commute into the city, Keynsham Train Station can be found in the nearby High Street, where numerous independent shops and cafes can be found.**





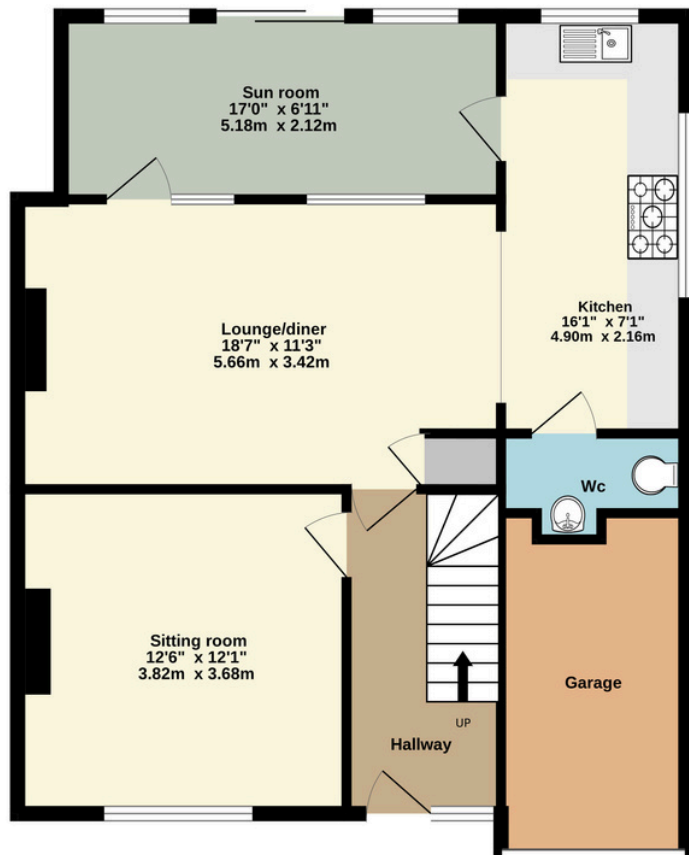








Ground Floor  
785 sq.ft. (72.9 sq.m.) approx.

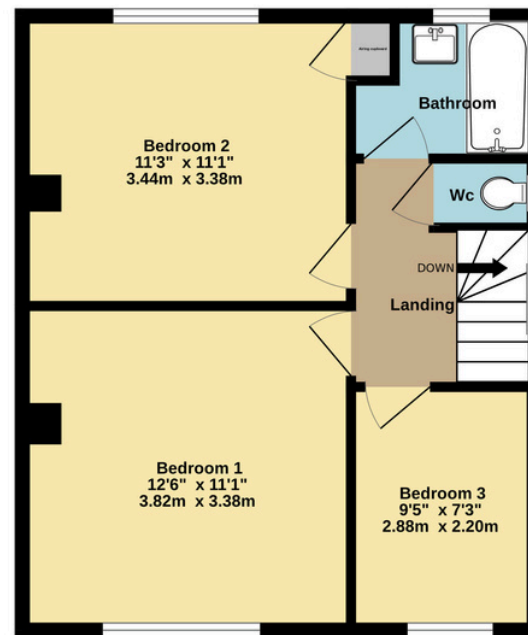


Three Bedroom Semi Detached House

TOTAL FLOOR AREA: 1250 sq.ft. (116.1 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  
465 sq.ft. (43.2 sq.m.) approx.



Energy performance certificate (EPC)			
19, Torridge Road Keynsham BRISTOL BS31 1QG	Energy rating  <b>D</b>	Valid until:	8 August 2029
		Certificate number:	0118-1010-7258-3881-9924
Property type		Semi-detached house	
Total floor area		115 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.

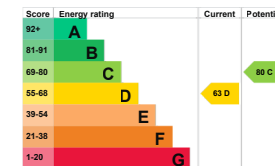
[See how to improve this property's energy efficiency.](#)

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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0117 986 6644

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