



**G**  
GREGORYS  
FOR SALE  
0117 968 8888

21 ARCADIOUS WAY  
KEYNSHAM  
BRISTOL  
BS31 2GE  
£459,950



Located within the highly regarded 'Somerdale' development and positioned to the outskirts of this popular area, opening onto beautiful open countryside, can be found this modern, semi detached property. Sold with no onward chain, this property is perfect for any buyer looking for an efficient move.

This particular style of home, constructed by Messrs 'Taylor Wimpey' circa 2020, is popular with those buyers seeking spacious room proportions, particularly within the bedrooms, with the property offering three double rooms. The principle bedroom is the highlight of all three, positioned to the top floor with vaulted ceilings providing a real sense of space.

Upon entrance to the ground floor, a welcoming hallway greets and provides access to the first floor via a staircase with storage under and with doors to all rooms. The kitchen can be found to the front of the property and comprises numerous built in fitted units and a selection of integrated appliances. The lounge/diner spans the full width of the property with 'French' doors leading to the rear garden. Completing this floor can be found a must have cloakroom.

To the first floor can be found two bedrooms, the second again spans the full width of the property with dual windows to the rear aspect. The main family bathroom again impresses in proportion and comprises a modern, three piece white suite. Stairs then lead from the landing to the main bedroom which benefit fitted wardrobes and an en-suite shower room.

Externally the property includes an easy maintenance, south facing rear garden, of which is laid to artificial lawn and patio. A single garage, complete with pedestrian access to the garden, in addition to the vehicle access from the driveway. The driveway provides off street parking for two/three cars with an EV charging point located to the side aspect.

Somerdale has matured into a wonderful development, popular with young professionals and families alike. It's close proximity to Keynsham Train Station is perfect for any buyer looking to commute into either Bath or Bristol. Although numerous facilities can be found on site (including a café, restaurant, gym and primary school) Keynsham High Street can be found only a moments walk away with numerous independent shops and cafes available to enjoy.



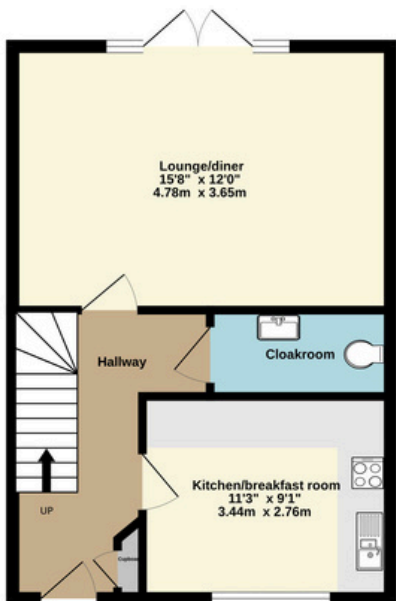




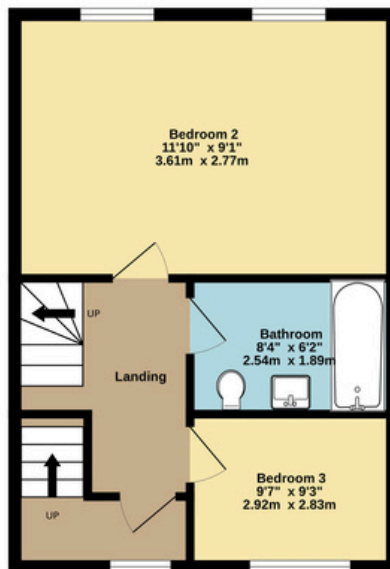




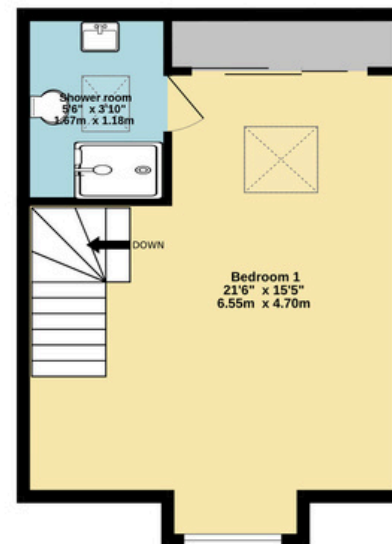
Ground Floor  
613 sq.ft. (56.9 sq.m.) approx.



1st Floor  
420 sq.ft. (39.0 sq.m.) approx.



2nd Floor  
378 sq.ft. (35.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1411 sq.ft. (131.1 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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Energy performance certificate (EPC)			
21, Arcadius Way Keynsham Bristol BS31 2GE	Energy rating	Valid until:	13 October 2030
	<b>B</b>	Certificate number:	9320-3264-6860-2290-2021
Property type	Semi-detached house		
Total floor area	110 square metres		

#### Rules on letting this property

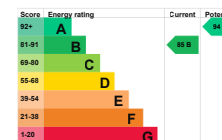
Properties can be let if they have an energy rating from A to E.

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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