



7 WALNUT CLOSE  
KEYNSHAM  
BRISTOL  
BS31 2RP  
£425,000

**Offered to the market with no onward chain and positioned within this popular cul-de-sac on the outskirts of Keynsham, can be found this spacious link detached property.**

**The property boasts numerous benefits and is perfect for any young professional or family alike. Set within a pleasant plot the property boasts a driveway providing off street parking to the front aspect, which leads to a single garage. To the rear of the property a sunny south facing rear garden can be enjoyed with pedestrian access to the front of the property.**

**Internally the property is entered via a hallway, with stairs leading to the first floor and with doors to rooms. The lounge is of generous proportions, bathed in natural light and opening to the formal dining room. Double glazed sliding patio doors provide access to the rear garden. The separate kitchen comprises a number of fitted wall and base units with a large expanse of work surfaces. A further personal Upvc door leads from the kitchen to the rear garden. To the first floor can be found three bedrooms, all impressive in size. The family bathroom completes the accommodation and comprises a three piece white suite.**

**Furthermore the property is heated via a 'Worcester' gas combination boiler with double glazed windows throughout. Positioned to the fringes of surrounding countryside, lovely green views can be enjoyed, particularly from the principle bedroom.**

**Walnut Close is a popular cul-de-sac comprising a small number of similar homes. Public transport links are available either via the nearby bus stop or via Keynsham train station located in the high street. For those that crave the open countryside, lovely peaceful walks can be found only moments away. Being sold with no onward chain, the property would suit any buyer looking for an efficient move.**

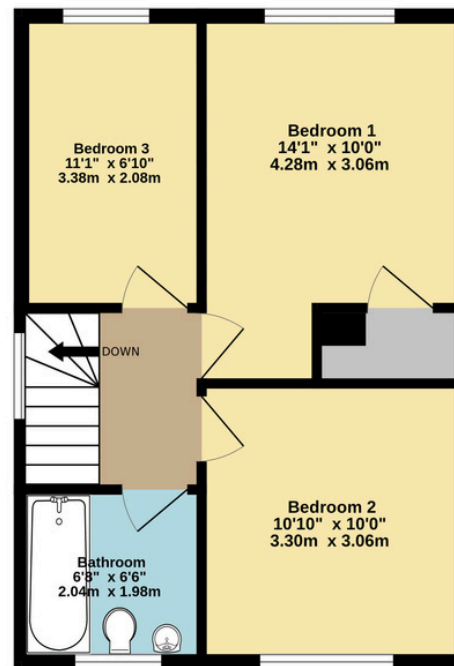
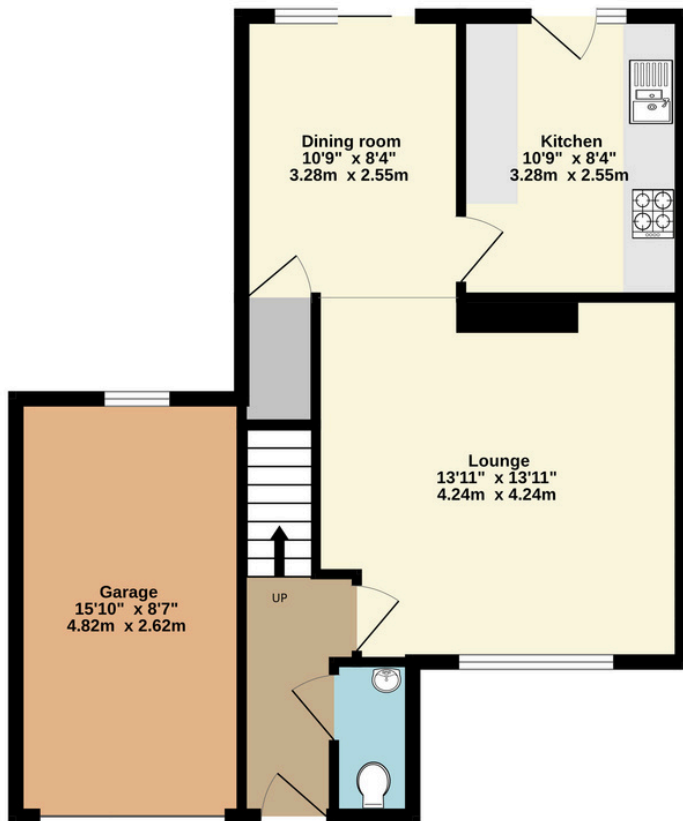






Ground Floor  
589 sq.ft. (54.7 sq.m.) approx.

1st Floor  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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)

7 Walnut Close Keynsham BRISTOL BS31 2RP	Energy rating <b>C</b>	Valid until: 7 January 2036
		Certificate number: 0486-3057-8209-5876-8204

Property type: Detached house  
Total floor area: 83 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.

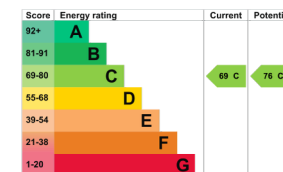
[See how to improve this property's energy efficiency.](#)

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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