



12 CORFE CRESCENT
KEYNSHAM
BRISTOL
BS31 1AQ
£425,000

GREGORYS ARE DELIGHTED TO PRESENT THIS TRULY INDIVIDUAL THREE-BEDROOM END OF TERRACE HOME ON CORFE CRESCENT, WHICH HAS BEEN MODERNISED TO AN EXCEPTIONAL STANDARD THROUGHOUT, WITH THOUGHTFUL DESIGN, BEAUTIFUL COLOUR AND STANDOUT FEATURES AROUND EVERY CORNER.

From the moment you step inside, it is clear that this is not a home that has simply been modernised — it has been carefully considered. Characterful touches sit alongside contemporary finishes, with the owners having created a home that feels both stylish and incredibly practical.

The ground floor offers a wonderful sense of versatility, including a single-storey side extension which has created an additional reception space to the side of the property. Whether used as a dining area, home office, playroom or somewhere to simply escape to, this is a room that can adapt beautifully to suit its new owners.

Thoughtful storage has also been incorporated throughout the home, making the most of the available space without compromising on style.

To the rear, the house really comes into its own. Opening through doors onto a fully landscaped garden, the outside space has been designed with the same attention to detail as the interior. There are numerous pockets of space, each offering something different and creating a wonderfully considered, designer feel.

Tucked to the right-hand side is a garden room, complete with heating, electricity and a covered roof — a fantastic additional space that could be used as an entertaining area or simply somewhere to enjoy the garden whatever the weather.





Upstairs are three bedrooms, comprising two generous doubles and a single bedroom, alongside a brand-new bathroom fitted with a walk-in shower, WC and hand basin.

To the front, the property benefits from its own driveway, providing convenient off-road parking.

And all of this is positioned just 0.5 miles from Keynsham High Street, with a bus route only 0.2 miles away, making the location as practical as the home itself.

Keynsham is a lovely town perfectly positioned between Bristol and Bath, offering the best of both worlds with easy access to the city while retaining a friendly, community feel. There's plenty on your doorstep, from independent shops, cafés and restaurants to supermarkets, leisure facilities and beautiful green spaces. With excellent transport links by road, bus and rail, Keynsham is a popular choice for those looking for a well-connected place to call home, with both Bristol and Bath within easy reach.

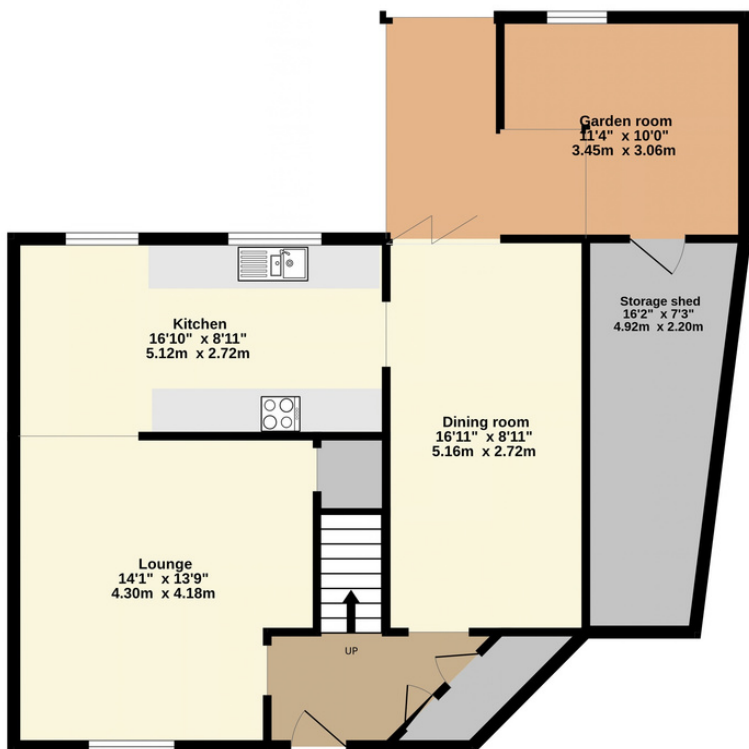
A home full of character, colour, clever ideas and individuality — and one that really needs to be seen to appreciate just how special it is.



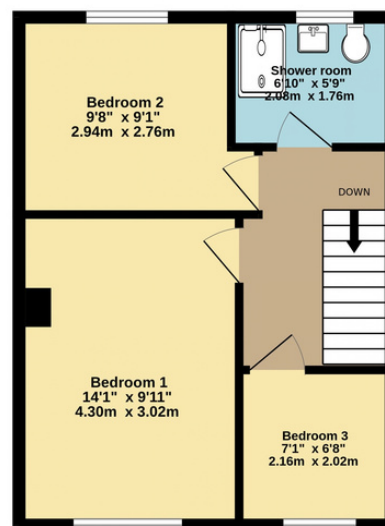




858 sq.ft. (79.7 sq.m.) approx.



388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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.

Energy performance certificate (EPC)

12, Corfe Crescent Keynsham BRISTOL BS31 1AQ	Energy rating D	Valid until: 4 September 2028
		Certificate number: 8801-2963-6729-4397-1883

Property type End-terrace house

Total floor area 73 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 B.

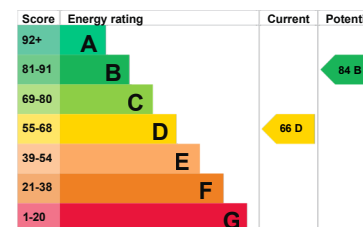
[See how to improve this property's energy efficiency.](#)

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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