



17 ALEXANDER ROAD
KEYNSHAM
BRISTOL
BS31 2TB
£369,950

A truly stunning & unique detached residence constructed circa 2019 by Messrs 'Bloor Homes'. Presented to an exemplary standard throughout this contemporary home boasts a raft of impressive features, none more so than externally where an expansive westerly rear garden, a garage and driveway complete with an EV charge point.

Positioned within a quiet corner of this popular development, located to the fringes of rolling countryside with beautiful open walks on your doorstep, this property is perfect for those buyers seeking a rural setting with good local transport links to Keynsham and then Bath & Bristol.

This particular style of property is popular with professional couples and started families., with the well balanced accommodation bathed in natural light. An entrance hallway greets, with stairs leading to the first floor and door leading to the lounge. The lounge is positioned to the front of the property with views of the front garden and beyond. A handy understairs storage cupboard can then be found prior to a large opening to the rear of the property where the kitchen / diner can be found. The kitchen comprises numerous built in wall and base units with a selection of integrated appliances with work surfaces over. 'French' doors with floor to ceiling side panel windows provide a view and direct access to the rear garden. Completing the ground floor can be found the utility room with space and plumbing for a washing machine and a cloakroom.

To the first floor can be found two bedrooms, both of which are double in nature and both benefitting fitted wardrobes. An en-suite shower room compliments the principal bedroom which like the main family bathroom, comprise of contemporary three piece white suites. Further storage is available in the second bedroom.

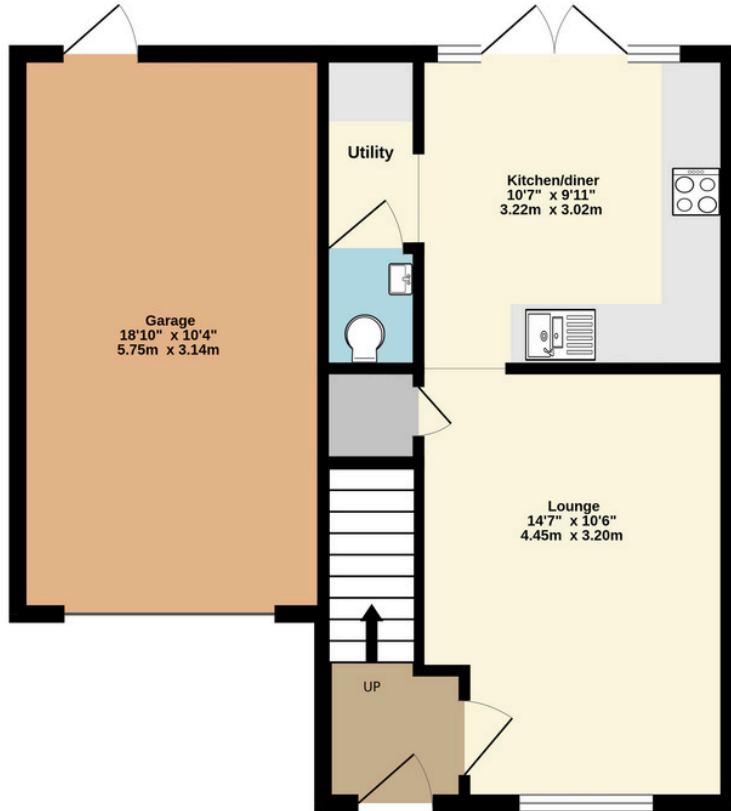
Furthermore the property is double glazed and gas central heated and offered for sale in an excellent decorative standard. Offered for sale with no onward chain, an efficient purchase is available.



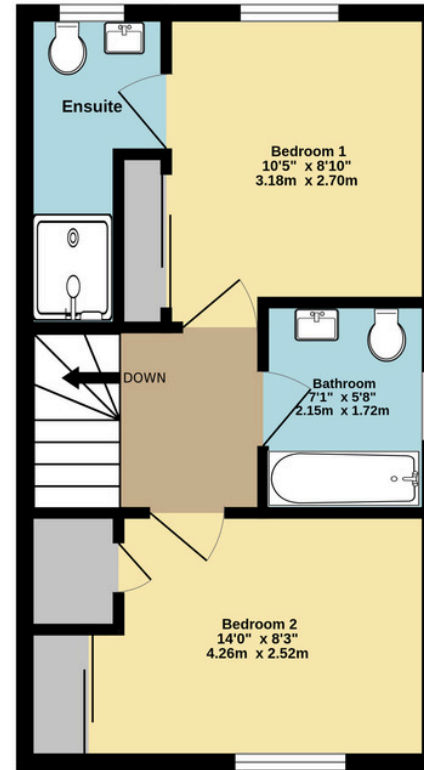




Ground Floor
536 sq.ft. (49.8 sq.m.) approx.



1st Floor
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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)

17, Alexander Road Keynsham BRISTOL BS31 2TB	Energy rating B	Valid until: 13 June 2029
		Certificate number: 9349-4046-7306-6851-0990

Property type	Detached house
Total floor area	65 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.

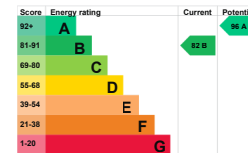
[See how to improve this property's energy efficiency.](#)

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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