



27 TIBERIUS ROAD
KEYNSHAM
BRISTOL
BS31 2FF
£500,000

OCCUPYING A PRIME POSITION WITHIN THE HIGHLY SOUGHT-AFTER SOMERDALE DEVELOPMENT, THIS STRIKING FOUR-BEDROOM TOWNHOUSE ENJOYS GARDEN SQUARE VIEWS ACROSS THE ICONIC FORMER CHOCOLATE FACTORY. THOUGHTFULLY DESIGNED AND BEAUTIFULLY PRESENTED, THIS HOME OFFERS A CURATED INTERIOR, SURE TO LEAVE A LASTING IMPRESSION.

Now firmly established as one of the area's most desirable developments, Somerdale appeals to a wide range of buyers thanks to its proximity to the high street and train station. Central to its appeal is the extensive on-site amenities including a coffee shop, highly regarded primary school, and direct access to beautiful countryside walks.

The property has been meticulously upgraded both internally and externally to create a home of exceptional quality. To the front, the driveway has been extended to provide parking for two vehicles, whilst also benefiting from an installed EV charger. To the rear, the desirable south-facing garden has been thoughtfully landscaped for minimal maintenance, with an attractive patio and artificial lawn, providing a stylish, secluded and serene space for entertaining.

Internally, the ground floor has been comprehensively reimagined from the original arrangement. The garage has been partially converted, retaining discreet and secure storage from the driveway, with the remaining space seamlessly incorporated to create the ultimate entertaining area, and hub of the home.





The welcoming entrance hall leads through to the contemporary kitchen diner that sits to the rear of the ground floor with an L-shaped kitchen, offering a full selection of integrated appliances. This sought-after space is the perfect hosting area, able to accommodate a sizeable dining table, and offering a sophisticated lounging area to unwind. The ground floor accommodation is completed by a cloakroom WC, a practical & desirable benefit.

The first floor is arranged around an elegant gallery-style landing. A striking feature window fills the space with natural light, creating an open and airy feel. This level offers an additional living space in the form of a beautifully appointed lounge, complete with French doors and a Juliette balcony overlooking the rear garden and enjoying the sunny southerly aspect. The first of the four bedrooms is also located on this level and benefits from French doors opening onto a front-facing sit-out balcony. A generous family bathroom completes the accommodation, fitted with a contemporary three-piece white suite.

The remaining three bedrooms are located on the top floor, all impressive in scale and thoughtfully laid out. One of which benefits from bespoke Sharps fitted joinery, creating an impressive walk-in wardrobe. The calm and spacious principal bedroom enjoys an open front-facing outlook and is complemented by a sleek, modern en-suite shower room.

A consistently popular design, this exceptional contemporary home has been significantly enhanced and occupies a superb position within the development, complemented by its desirable south-facing rear garden.

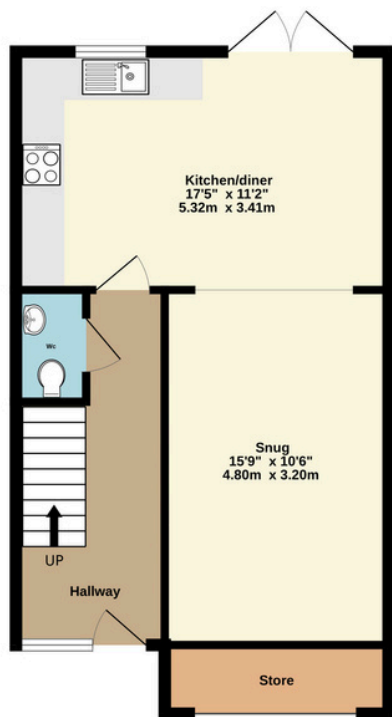
The property also benefits from approved structural engineer's drawings for the installation of sliding or bi-fold doors between the kitchen and garden, offering exciting scope to future enhance the connection between indoor and outdoor living.

A PREMIUM OF ITS KIND, THAT SIMPLY IS A MUST VIEW.

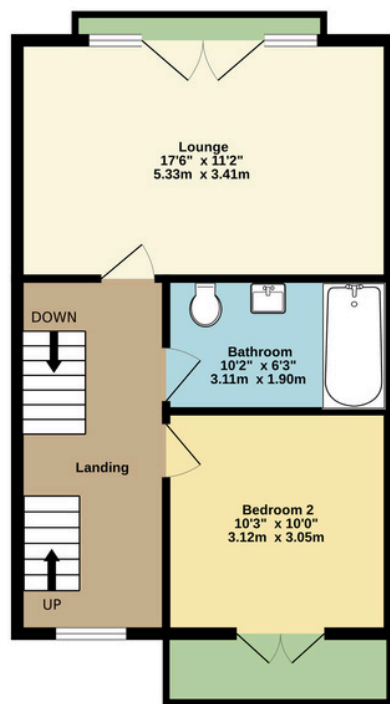




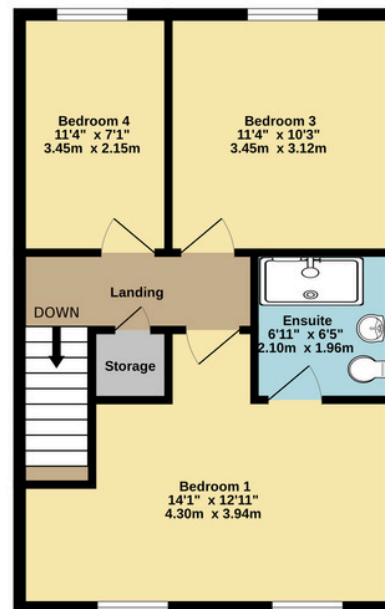
Ground Floor
520 sq.ft. (48.4 sq.m.) approx.



1st Floor
487 sq.ft. (45.2 sq.m.) approx.



2nd Floor
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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, 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)

Address: 100, Roadham, OL16 7PF	Energy rating: B	Valid until: 23 April 2027
		Certificate number: 8243-7534-2780-4754-9922

Property type: Mid-terrace house
Internal floor area: 122 square metres

Information on letting this property

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

For more information, please read [guidance for landlords on the regulations and exemptions](#)

or visit [www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords](#)

Energy rating and score

This property's energy rating is B. It has the potential to be A.

For more information, please visit [www.gov.uk/guidance/improving-energy-efficiency-in-rented-properties](#)



The graph shows this property's current and potential energy rating.

Properties get an energy 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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