



G
GREGORYS
FOR SALE
0127 887 8888

AUGUSTUS AVENUE
ODD NOS 89-171

21 TIBERIUS ROAD
KEYNSHAM
BRISTOL
BS31 2FF
£480,000

OCCUPYING A PLEASANT SPOT WITHIN KEYNSHAM'S SOMERDALE DEVELOPMENT CAN BE FOUND THIS RECENTLY IMPROVED FOUR BEDROOM TOWNHOUSE. A NUMBER OF BENEFITS, ENHANCE THIS END OF TERRACE HOME, COMPARED TO MANY SIMILAR HOMES ON THIS POPULAR DEVELOPMENT.

Somerdale has matured into the go to development for many a buyer. Its close proximity to the high street and train station, the long list of facilities available on site, including the highly regarded primary school, the open countryside walks all on your doorstep. However it is the character of the homes, inspired by the charming chocolate factory, still sitting proud within the heart of the development.

Improvements have been made both internally and externally. To the front aspect the driveway has been extended to cater for two off street parking spaces. The rear garden is private in nature and enjoys a sunny southerly aspect is now easily maintained and laid to patio and artificial lawn.

Internally the ground floor accommodation is a far cry from its original build. The garage has been partially converted, still allowing secure storage from the driveway, with the remaining part, cleverly incorporated as part of the ground floor accommodation. The entrance level now comprises an entrance hallway with stairs leading to the first floor and a handy downstairs cloakroom. The original kitchen has been replaced by a stunning and larger fitted kitchen, even including a breakfast bar, spanning the full width of the property, with views and direct access to the rear garden. The kitchen now opens into the family room, currently being utilised as a formal dining area and offering an ideal 'all day family room'.

The first floor gallery style landing provides stairs from the ground floor and to the first floor. A lovely feature window provides a lovely open aspect to the front, with doors leading to all rooms. A further living space in the form of a lounge, complete with 'French' doors and 'Juliette' balcony overlooks the rear garden and enjoys a sunny southerly aspect. The first of the four bedrooms can be found on this floor with 'French' doors and a sit out balcony to the front aspect. A large family bathroom completes this floor and comprises a modern three piece white suite.

The remaining three bedrooms, all of which are impressive in proportions can be found to the top floor. The main principle bedroom, found overlooking the front aspect is spacious in nature and benefit a contemporary en-suite shower room.

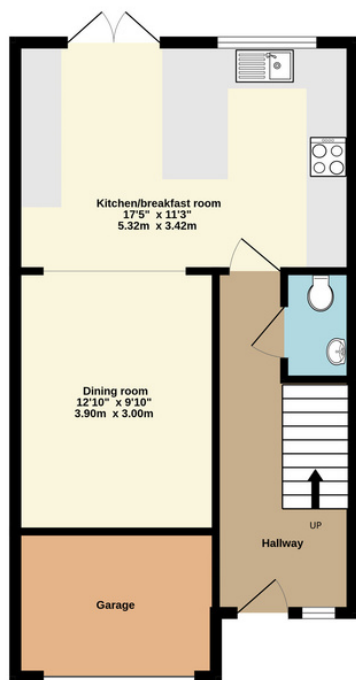
Always a popular design, this lovely family home is a much improved version, located in a stunning position and offering a sunny south facing rear garden. A must see!



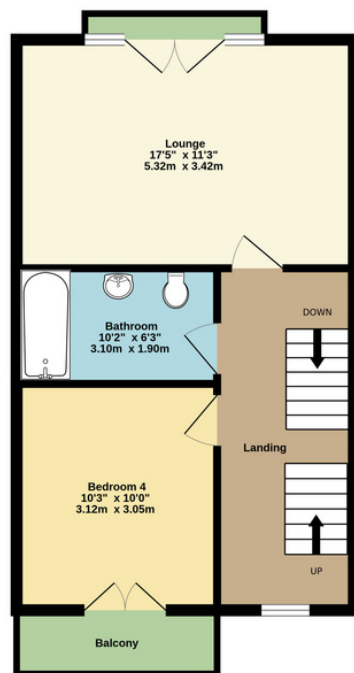




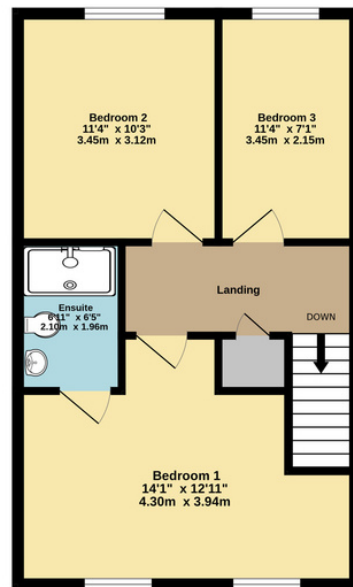
Ground Floor
496 sq.ft. (46.1 sq.m.) approx.



1st Floor
465 sq.ft. (43.2 sq.m.) approx.



2nd Floor
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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 Tiberious Road Keynsham BRISTOL BS31 2PE	Energy rating B	Valid until: 14 March 2027
		Certificate number: 8683-7537-2760-4765-9996

Property type: End-terrace house
Total floor area: 122 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.

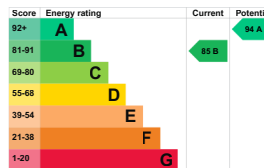
[See how to improve this property's energy efficiency.](#)

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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