

17 COURTLANDS
KEYNSHAM
BRISTOL
BS31 1DD
£415,000

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Occupying a pleasant position within this popular cul-de-sac, can be found this contemporary, semi detached property. This small cluster of only four homes, was constructed circa 2021 and boasts an energy efficient lifestyle, complete with solar panels and an EV charge point. Furthermore the property has been enhance with the introduction of air conditioning, benefitting both the lounge and principle bedroom.

Externally the property continues to impress with a landscaped south facing rear garden, including a generous pedestrian pathway leading to the front aspect, where a block paved driveway provides off street parking for two vehicles.

Internally the property is accessed via a hallway with stairs leading to the first floor and with doors leading to the cloakroom and lounge. The cloakroom comprises a contemporary two piece white suite and offers bathroom facilities to the ground floor. The lounge is positioned to the front of the property, overlooking the front aspect and benefits an under stairs storage cupboard. Double doors provide a lovely open plan feel, if desired, which open to an impressive, full width kitchen / dining room. This room is bathed in natural with views and direct access via Bi-Folding doors to the sunny, southerly garden. The kitchen comprises numerous built in wall and base units with an expansive breakfast bar with seating under. A selection of integrated appliances can be found including a fridge / freezer, dishwasher, oven and hob.

From the hallway, stairs, complete with a glazed balustrade topped with a wooden handrail lead to the landing, where natural light can be found via a feature light tunnel. The principle bedroom boasts an contemporary en-suite and a fitted double wardrobe. Two further bedrooms can be enjoyed, with the smallest of the three rooms providing a fitted storage cupboard. Completing the accommodation can be found a lovely family bathroom, complete with a modern, three piece white suite.

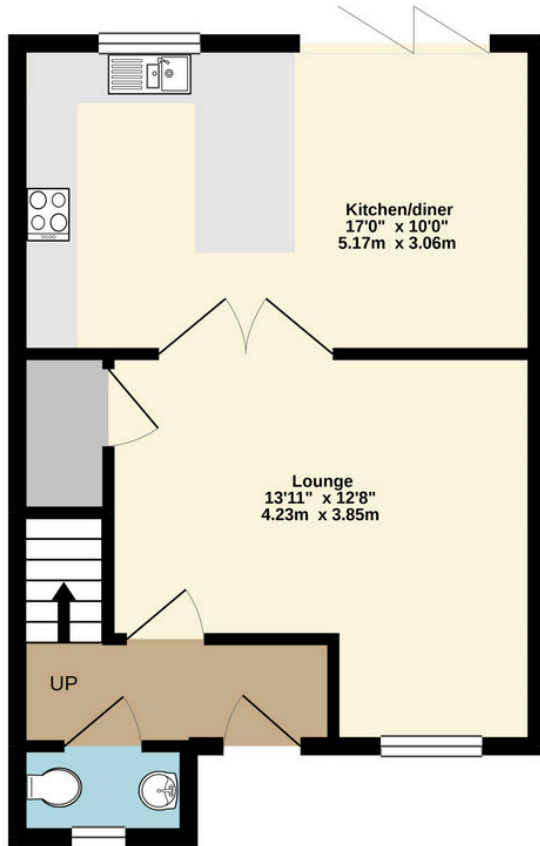
Courtlands is a convenient location within Keynsham. Only a short stroll can be found the bustling Keynsham High Street and for commuters the handy train station. The property is positioned within the catchment of the highly regarded St Johns Primary school, with many other primary and secondary schools available. This wonderful home would suit an array of buyers, including professional couples and families alike. An internal viewing is highly recommended.



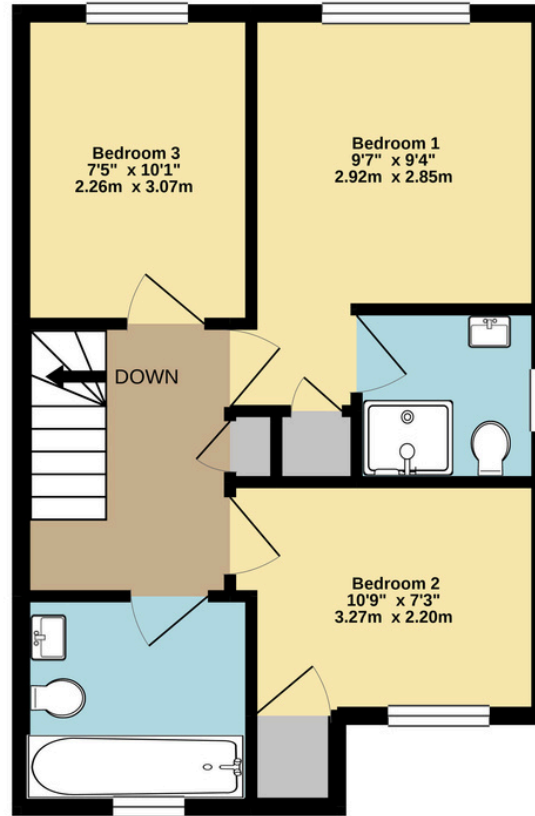




Ground Floor
398 sq.ft. (36.9 sq.m.) approx.



1st Floor
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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 COURTLANDS KENNINGHAM BS31 1DD	Energy rating B
Valid until 27 October 2030	Certificate number 9800-1430-6009-1946-9222

Property type
Semi-detached house

Total floor area
79 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



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