



8 RHODE CLOSE
KEYNSHAM
BRISTOL
BS31 1XE
OFFERS OVER £425,000



COPIES

TUCKED AWAY WITHIN A SMALL CUL-DE-SAC JUST OFF THE EVER-POPULAR MANOR ROAD, THIS WELL-PRESENTED LINK-DETACHED HOME OFFERS AN EXCELLENT OPPORTUNITY FOR FAMILIES LOOKING TO SETTLE IN ONE OF KEYNSHAM'S MOST SOUGHT-AFTER LOCATIONS. WITH MANOR ROAD PLAYING FIELDS JUST A SHORT STROLL AWAY, AND BOTH CHANDAG PRIMARY SCHOOL AND WELLSWAY SCHOOL WITHIN EASY WALKING DISTANCE, THE PROPERTY IS PERFECTLY PLACED FOR FAMILY LIFE.

Having been thoughtfully extended, the home offers well-balanced accommodation with plenty of space for everyday living. The entrance hall makes a welcoming first impression and provides access to a modern cloakroom before opening into a spacious living and dining room. Stretching across the width of the property, this bright and comfortable space benefits from feature Bi-folding doors opening out to the rear garden, ideal for the summer months & entertaining.

The kitchen is well equipped with a range of integrated appliances, generous worktop space and ample storage, together with room for both a Range-style cooker and American-style fridge freezer. Opposite, the breakfast room provides a fantastic additional reception space, again fitted with Bi-folding doors, and lending itself as use as a home office, play room, or dining area.

Upstairs, there are three comfortable double bedrooms, all of which easily accommodate double beds. The separate bathroom and WC work particularly well for family living and offer scope for those wishing to create a larger family bathroom in the future.

Outside, the rear garden is fully enclosed and enjoys an enviable degree of privacy. A patio spans the rear of the property, providing the perfect spot for outdoor dining and entertaining, while the lawn offers plenty of space for children to play. Mature shrubs and trees border the garden, with a timber shed positioned at the far end for additional storage.

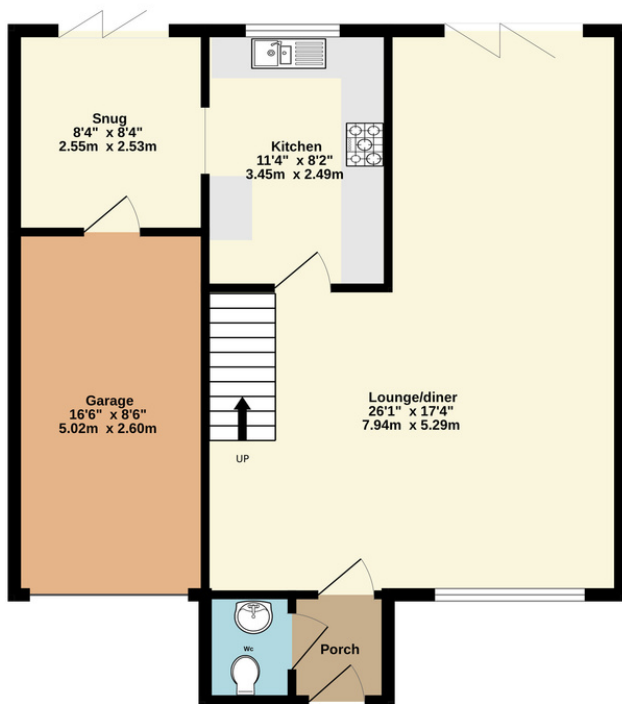
To the front, the property benefits from a low-maintenance shingled garden, a private driveway providing off-road parking and an integral garage.

Combining generous living space with a quiet residential setting, excellent schools and green open spaces nearby, this is a wonderful home for families looking to enjoy everything this popular part of Keynsham has to offer.

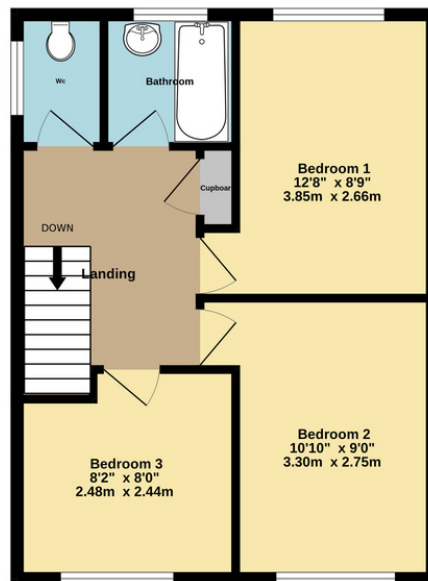




Ground Floor
720 sq.ft. (66.9 sq.m.) approx.



1st Floor
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.3 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) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

8 Rhode Close Keynsham BRISTOL BS31 1XE	Energy rating D	Valid until: 15 February 2032
		Certificate number: 7511-9032-3102-0092-2802

Property type	Detached house
Total floor area	87 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.

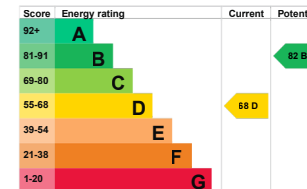
[See how to improve this property's energy efficiency.](#)

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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