



5 HERCULES WAY
KEYNSHAM
BRISTOL
BS31 2GS
£270K OFFERS OVER



GREGORYS
ESTATE AGENTS

Set within this quiet cul-de-sac, with lovely green views to the front aspect can be found this smart, end of terrace property. Positioned within this small, modern development, found to the outskirts of Keynsham, with beautiful open countryside and wonderful woodland walks on your doorstep.



Externally the property benefits a driveway providing off street parking to the front aspect, a pedestrian pathway and gate leading to an enclosed rear garden where a handy wooden storage shed provides useful storage.

Internally the property is of an open plan nature with the main reception room spanning the full length of the property with dual aspect windows and doors to both the front and rear aspects. An entrance lobby greets, where stairs to the first floor can be found and with a door leading to the kitchen.

The kitchen comprises numerous built in fitted units with work surfaces over, including a breakfast bar with seating under. A selection of integrated appliances can be found alongside freestanding ones. The room then opens into the lounge, sitting conveniently next to the 'French' doors that open onto the rear garden. Completing the ground floor can be found the cloakroom, which like the first floor family bathroom, comprises a modern white suite.

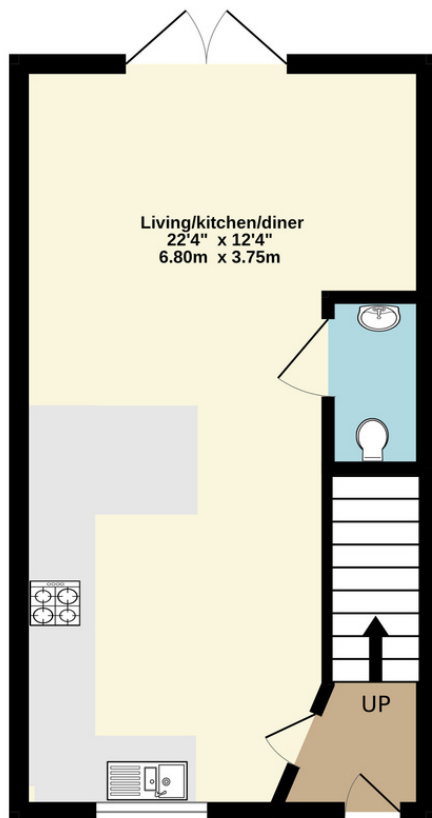
To the first floor can be found two bedrooms and the bathroom. Both bedrooms are double in size with the largest of the two rooms found to the rear of the property and the second benefitting a pair of double glazed windows to the front aspect. The bathroom, comprises a modern, traditional white suite of a bath, pedestal wash hand basin and low level wc.

Keynsham High Street and train station can be found moments away and with good public transport links enjoyed via the local bus stop, this really is a convenient position for those looking for a quiet, semi-rural setting, yet somewhere that is conveniently placed to enjoy an array of amenities. A lovely first home purchase.

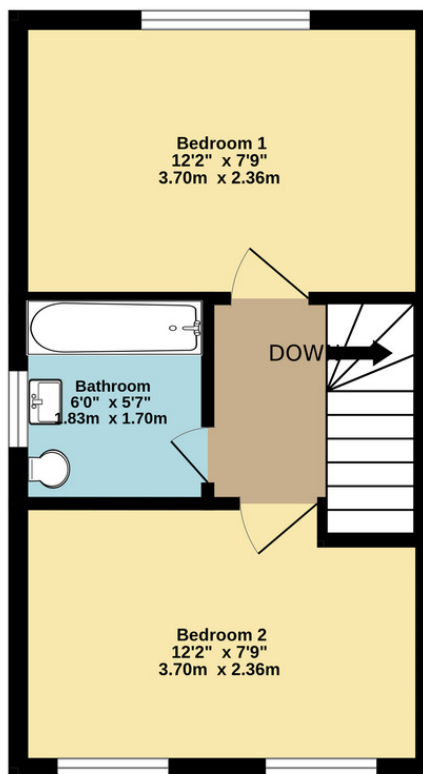




Ground Floor
268 sq.ft. (24.9 sq.m.) approx.



1st Floor
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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)

5, Hercules Way Keynsham BRISTOL BS31 2GS	Energy rating B	Valid until:	18 June 2029
		Certificate number:	9418-3015-7396-6251-1984

Property type	End-terrace house
Total floor area	50 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.

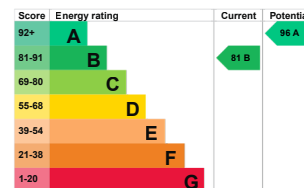
See [how to improve this property's energy efficiency](#).

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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