

14 THE MEAD
KEYNSHAM
BRISTOL
BS31 1FF
£369,950



GREGORYS
ESTATE AGENTS

OFFERED TO THE MARKET WITH A COMPLETE ONWARD CHAIN, CAN BE FOUND THIS SMART, SEMI DETACHED PROPERTY. PRESENTED TO AN IMPECCABLE STANDARD THROUGHOUT, THIS FAMILY HOME SITS TO THE ENTRANCE OF THIS POPULAR DEVELOPMENT.

Its convenient position allows for easy access into Keynsham High Street, where numerous shops, cafes and restaurants can be found. For those looking for a seamless commute, Keynsham train station provides an efficient trip into both Bristol & Bath. Those seeking a little more of a relaxed lifestyle can enjoy the local allotments (shortlist applies) and stunning rolling countryside walks only moments away.

Internally this 'Taylor Wimpey' home offers balanced accommodation across two floors, all of which are bathed in natural sunlight. An entrance hallway greets, where stairs lead to the first floor landing and with access to all ground floor rooms.

The kitchen can be found to the front of the property and comprises a large selection of built in units, extensive work surfaces and with space and plumbing for appliances. The kitchen has been further enhanced with the introduction of a hand made breakfast bar made of solid wood. The perfect place for casual eating. The lounge / diner spans the entire width of the property, with views and direct access via the 'French' doors to the garden. A handy home office area has been created to the corner of the room, which offers a wonderful benefit for those looking for a home office area or simply somewhere for the kids to sit and complete their homework. Completing the ground floor is the cloakroom comprises a modern two piece white suite.

To the first floor can be found three bedrooms, two of which are double in size with the third being a comfortable single bedroom. The principle bedroom benefits an en-suite whilst the family bathroom can be found via the landing. Both the en-suite and family bathroom are in good order and like the cloakroom have been recently improved with matching tiles and upgraded sinks

Externally and to the rear of the property, the garden has been landscaped from its original build and now offers a lovely, private area to sit and enjoy. A large patio leads to an area of lawn where a wooden garden shed can be found. A pedestrian gate and pathway leads to the front of the property, where the front garden is of easy maintenance and laid to stone shingle. Parking is plentiful with a single garage providing secure covered parking. However the garage also leads to a further parking space beyond the garage and found to the rear of the coach house, where the garage sits. Off street parking in front of the garage provides the third parking space, making this ideal for those buyers looking for a home with good parking availability.

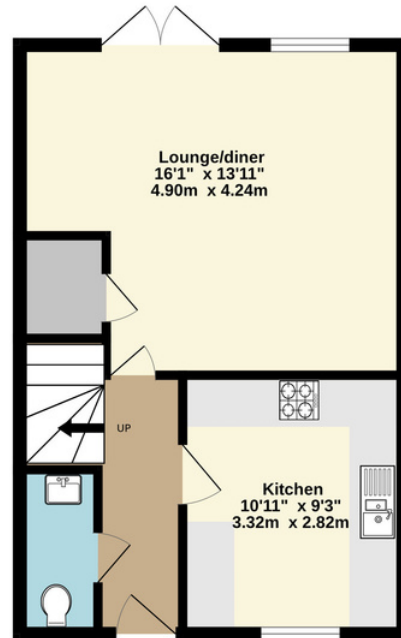
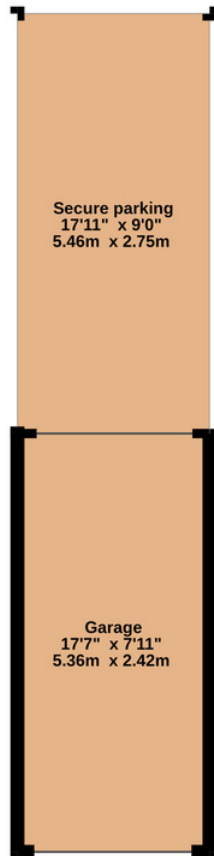
In summary, this is a well cared for home, a home that was only constructed circa 2014, has been impeccably maintained and decorated and a home that is ready for any buyer to simply move in and enjoy. A must view!







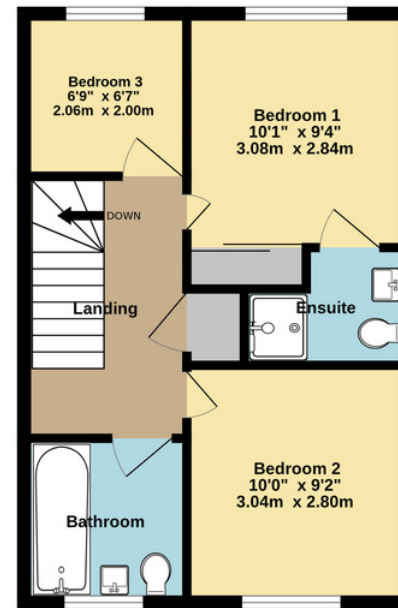
Ground Floor
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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1st Floor
398 sq.ft. (36.9 sq.m.) approx.



Energy performance certificate (EPC)

14 The Mead Keynsham BRISTOL BS31 1PF	Emerging C	Valid until: 15 January 2035
		Certificate number: 6036-4729-7400-0536-5296

Property type: Semi-detached house
Total floor area: 74 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 C. It has the potential to be A.

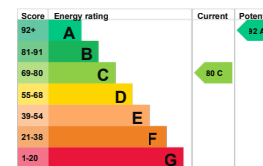
[See how to improve this property's energy efficiency.](#)

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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