



5 DRYLEAZE  
KEYNSHAM  
BRISTOL  
BS31 2DA  
£395,000

**Offered to the market with no onward chain and positioned within this delightful corner of Keynsham can be found this substantial semi detached property. This popular cul-de-sac is positioned only a short walk to Keynsham High Street, Train Station and beautiful, open countryside walks**

**This traditional three bedroom home sits proudly in a spacious plot. To the rear aspect, a sunny, south facing garden measures approximately 95ft in length. A sizeable front garden provides the space and potential to add a driveway, subject of course to the relevant permissions.**

**Internally the traditional layout comprises an entrance hallway with stairs leading to the first floor and with doors to both reception rooms. The lounge spans the full length of the property, boasting dual aspect windows with a door leading to the rear garden. The formal dining room can be found overlooking the front garden with an on trend serving hatch to the kitchen. The kitchen, currently a separate entity, comprises a selection of fitted units and provides views and access direct to the garden.**

**To the first and accessed via the landing can be found three bedrooms, all of which are generous in proportion with the two largest being impressive double bedrooms and the third a comfortable single. The bathroom comprises a two piece white with a separate cloak. The property is double glazed and gas central heated via a combination boiler located in the kitchen.**

**The property provides wonderful potential with many neighbouring properties extending to the side and rear aspects and also into the loft space. Having been occupied by the same person for many decades, the property is in of investment, with the asking price allowing for future growth in value.**

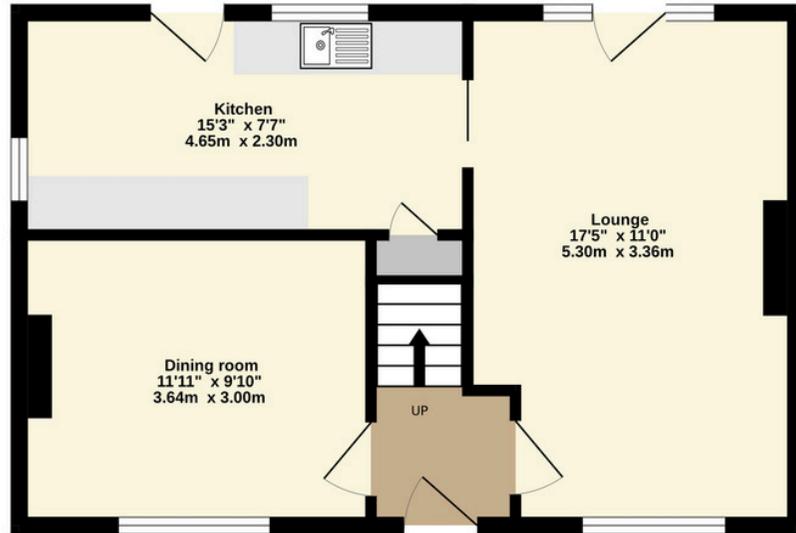
**The property sits adjacent to the modern development, Sommerdale, where numerous facilities including the Pavilion, B Block, leisure centre and highly acclaimed primary school can be found. Furthermore Keynsham High Street is only a short stroll away and offers an array of independent shops and cafes to enjoy. For those commuters, Keynsham Train Station can be found to the top of the road and provides a short efficient trip into both Bath & Bristol.**



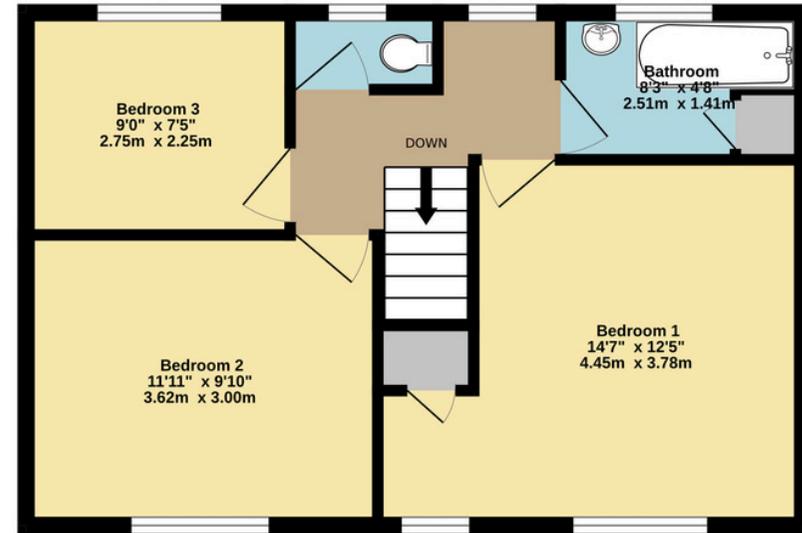




Ground Floor  
455 sq.ft. (42.2 sq.m.) approx.



1st Floor  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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.  
Made with Metropix ©2026

**Energy performance certificate (EPC)**

5, Drykaze Somerset BRISTOL BS31 2DA	Energy rating <b>E</b>	Valid until: 24 March 2029
Certificate number: 0481-2851-7375-9991-9815		

Property type: Semi-detached house  
Total floor area: 99 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 [here \(https://www.gov.uk/landlords-tenants-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/landlords-tenants-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

**Energy rating and score**

This property's energy rating is E. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

