



**1 WHEATHILL CLOSE
KEYNSHAM
BRISTOL
BS31 2HL
OFFERS OVER £480,000**

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, AND OCCUPYING AN ENVIABLE PLOT WITHIN A SOUGHT-AFTER CUL-DE-SAC POSITION, CAN BE FOUND THIS ATTRACTIVE 1930S DETACHED BUNGALOW.

Boasting the largest plot within Wheathill Close, spanning 160ft from front to rear, this charming offering benefits from ample future proofing potential for those searching for a home they can grow with. Situated within easy reach of Keynsham High Street & falling within desirable catchment areas for several nearby schools, this versatile offering presents an ideal opportunity for growing families, or those looking to downsize. Although in need of updating in areas, the well-kept accommodation allows any new owner to move in with ease and carry out desired changes over time, with property being well-cared for during the current 35 year ownership.

The property makes an inviting first impression, impressing with a charming bay fronted facade and manicured frontage, whilst also offering ample driveway parking able to accommodate several vehicles with ease. Once inside, the bungalow benefits from a well-balanced accommodation throughout, offering a traditional yet versatile arrangement. The home welcomes with an entrance vestibule that opens into the hallway, giving access to the entirety of the accommodation. To the front aspect sits a comfortable lounge, whilst positioned behind to the rear can be found a bright kitchen, opening into a conservatory. An additional reception room can also be found to the rear overlooking the garden, currently utilised as a dining room, however also lending itself to use as a third bedroom should it be required. Both bedrooms are double rooms enjoying comfortable proportions, whilst completing the internal arrangement is a family bathroom and separate WC.

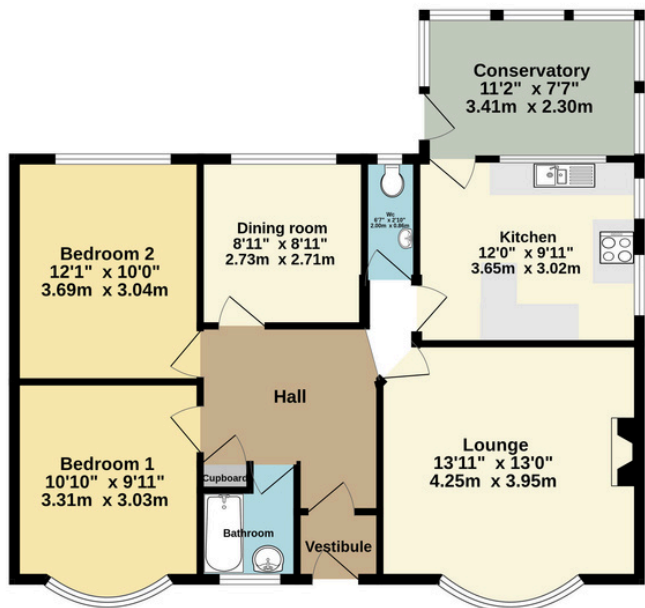
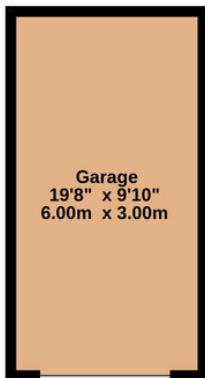
Outside, this fantastic home really comes into its own, offering a superb south facing rear garden spanning over 80 ft, sure to impress the avid gardener. The garden is mainly laid to lawn, framed by established beds, finished with colourful flowers and mature shrubs. The garden enjoys two patios, one positioned off the conservatory, perfect for alfresco dining, whilst the other hidden to the rear of the plot, along with a handy garden shed and clothes drying area. Further practical benefits can be found in the form of a detached single garage with an up & over door, perfect for additional storage.

A unique offering bursting with potential, this detached bungalow comes highly recommended.





Ground Floor
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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)

| | | | |
|------------------------------------------------------|---------------|---------------------|--------------------------|
| 1 Wheathill Close Keynsham BRISTOL BS31 2HL | Energy rating | Valid until: | 22 April 2036 |
| | | Certificate number: | 4100-0520-0022-6622-3463 |

| | |
|------------------|-------------------|
| Property type | Detached bungalow |
| Total floor area | 75 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>

Energy rating and score

This property's energy rating is D. It has the potential to be C.

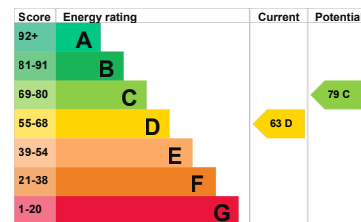
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get an 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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