



10 STAPLE GROVE
KEYNSHAM
BRISTOL
BS31 2HB
£360,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND TUCKED AWAY WITHIN THIS POPULAR CUL-DE-SAC, THIS TRADITIONAL SEMI-DETACHED HOME OFFERS A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS AND GROWING FAMILIES ALIKE. WITH WELL-PROPORTIONED ACCOMMODATION ALREADY IN PLACE, A GENEROUS PLOT AND AN ABUNDANCE OF ADDITIONAL SPACE, THIS IS A HOME THAT CAN COMFORTABLY GROW WITH YOU WHILE OFFERING EXCITING POTENTIAL FOR THE FUTURE.

Inside, the welcoming entrance hall provides access to both the ground and first floors. The separate lounge sits to the front of the property, creating a comfortable reception space away from the main living areas. To the rear, the kitchen/diner spans the full width of the house, providing ample room for a well-equipped kitchen alongside a dedicated dining area. The room is particularly bright and benefits from views over the garden.

The kitchen itself is fitted with a good range of built-in units & extensive work surfaces, making this a practical and sociable heart of the home, ideal for entertaining and hosting.

One of the property's most notable features can be found beyond the kitchen. A useful lobby, accessed via a uPVC door, connects the front and rear of the property and provides access to a substantial storage/utility room & cloakroom WC. This additional area offers considerable flexibility and, as seen in neighbouring homes, presents an exciting opportunity for those looking to future-proof their accommodation.

There is scope to explore the creation of a home office, playroom, hobby space or potentially even additional bedroom accommodation, subject of course to any necessary permissions and consents.

Upstairs, the accommodation continues with three well-proportioned bedrooms and a family bathroom. Two of the bedrooms are impressive doubles, while the third provides a comfortable single bedroom or could equally lend itself to a nursery, office or dressing room depending on your needs. The bathroom is fitted with a traditional three-piece white suite.

Externally, the established rear garden is an enviable size, mainly laid to lawn, and presented with mature shrubs, plants & trees. To the front aspect, the property benefits from driveway parking.

For those taking their first step onto the property ladder, this is a home with plenty of space to settle into and make your own. For a growing family, the combination of three bedrooms, off street parking, a sizeable garden and the additional ground floor accommodation means there is plenty of room to adapt as life changes.

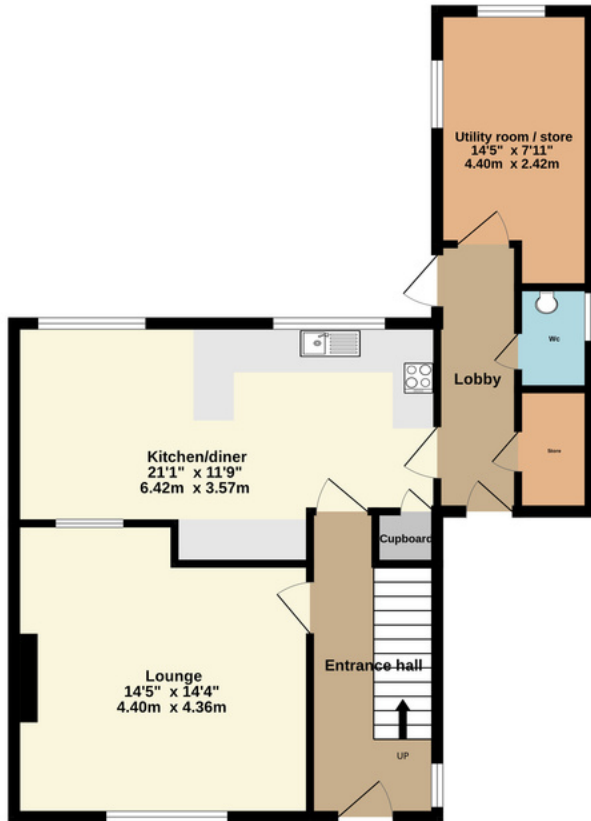
Offered with no onward chain position, generous plot and excellent future potential, this home is a must view.



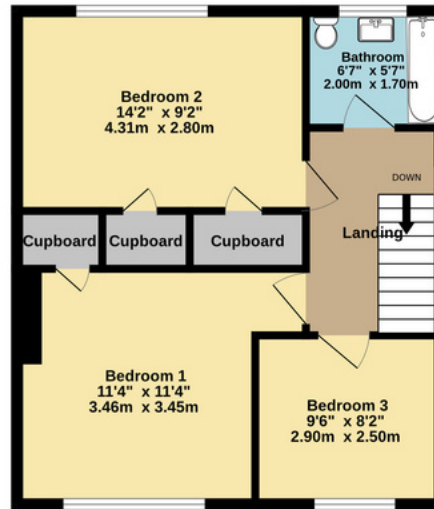




Ground Floor
675 sq.ft. (62.7 sq.m.) approx.



1st Floor
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 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)

10 Staple Grove Keynsham BRISTOL BS31 2HB	Energy rating C	Valid until: 19 March 2036
		Certificate number: 9418-3060-0207-7326-3200

Property type	Semi-detached house
Total floor area	88 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 C.

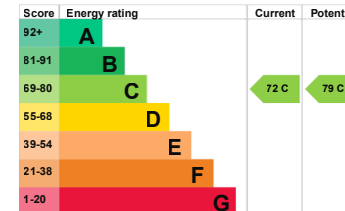
[See how to improve this property's energy efficiency.](#)

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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