



31 TORRIDGE ROAD
KEYNSHAM
BRISTOL
BS31 1QQ
£795,000

A truly unique detached residence, offering expansive accommodation across two floors and set within this magnificent plot, measuring approximately 270 feet. Offered to the market with no onward chain, this wonderful family home is ready to move in, and perfect for any buyer looking for an efficient move.

Positioned within this quiet, residential location, Torridge Road offers a family orientated area within a short walk to the highly acclaimed Wellsway School campus comprising 'Chandag Primary School', 'Wellsway Secondary School' and Sixth Form and 'IKB College'. Furthermore the bustling High Street and convenient Train Station can be found nearby.

Externally the property impresses with generous grounds to both the front and rear aspect. A large driveway provides off street parking for a number of vehicles and leads to a single, detached garage with covered car port adjacent. A side gate then provides pedestrian access to the large rear garden. Measuring approximately 190ft in length, this private rear garden is a child's paradise. Rolling lawned areas bordered by mature trees allows provides the space for any family to enjoy. A raised patio area sits adjacent to the property and accessed via the conservatory. A pleasant and attractive area to sit and perhaps enjoy the odd summer BBQ whilst hosting a family get together.

Internally the property continues to impress with deceptively spacious accommodation found over two floors. The majority of the accommodation can be found to the ground floor, with a lovely balance of living accommodation to bedrooms, all of which are bathed in natural light, only adding to the spacious feel. Once inside the property and via the entrance lobby and hallway, a handy utility room can be found. The utility room offers a number of fitted units with space and plumbing for appliances and currently houses the gas combination boiler. From the hallway, doors with glazed inserts then lead to the kitchen and lounge.





The kitchen comprises a selection of fitted units with work surfaces over and with space for appliances. Double glazed 'French' doors lead to the side aspect, whilst a large opening provides access to the dining room. The dining room can be found to the front of the property, occupying the first of three bay windows overlooking the front garden. The formal living room will not fail to impress any buyer, providing a wealth of space, making this the perfect centre piece of the home. Sliding patio doors lead to the conservatory which enjoys an elevated position with views of the rear garden.

Two bedrooms, the principle bedroom and guest suite can be found to the ground floor, both overlooking the front garden via the double glazed bay windows. The guest suite benefits an ensuite which comprises a modern three piece white suite. The main bedroom is accessed via an additional room which has seen many uses of the years. Most recently utilised as a formal study, this space would make the most wonderful dressing room with a large opening to the bedroom. Completing the ground floor is the second bathroom, found via the internal lobby and comprising a four piece white suite.

To the second floor can be found the remaining two bedrooms, one a double in nature and the other a comfortable single bedroom. The third and final shower room serves these two bedrooms and completes this wonderful, detached property. A one of a kind home, that will impress any buyer in its sizeable proportions and most wonderful gardens. A must see.

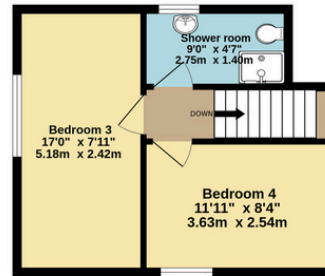
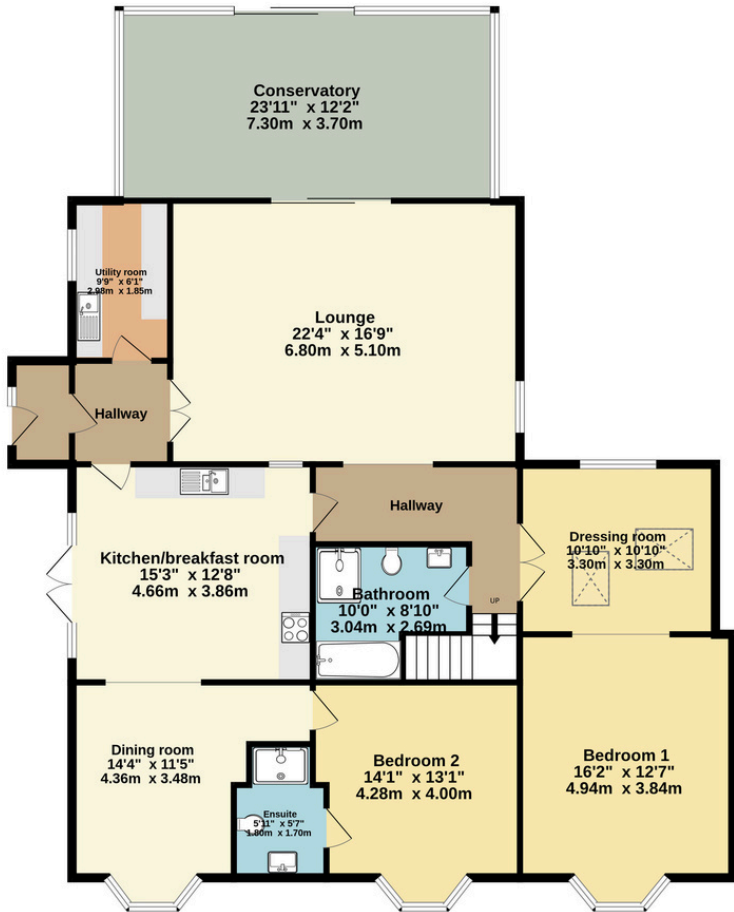






Ground Floor
1920 sq.ft. (178.4 sq.m.) approx.

1st Floor
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 2246 sq.ft. (208.6 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)

31 Torridge Road Keynsham BRISTOL BS31 1QQ	Energy rating C	Valid until: 13 May 2036
		Certificate number: 1200-4476-0222-6698-3563

Property type	Detached house
Total floor area	175 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.

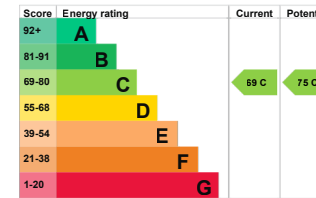
[See how to improve this property's energy efficiency.](#)

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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