



23 TEVIOT ROAD
KEYNSHAM
BRISTOL
BS31 1QS
£369,950

Presented to an excellent decorative standard and situated in a popular cul-de-sac position, can be found this end of terrace property, boasting generous room proportions across both floors.

Boasting a semi rural aspect to the front, a sunny westerly rear garden and an abundance of street parking, readily available and adjacent to the property, this impressive home boasts numerous benefits both inside and out.

Internally, access from the front garden is via the entrance lobby and hallway. The welcoming hallway grants access to all ground floor rooms with stairs leading to the first floor landing. The kitchen / diner is positioned to the front of the property, taking in the lovely aspect. The kitchen itself comprises a multitude of built in wall and base units and a large expanse of work surface. The sizeable lounge, spans the full width of the property with views and direct access to the rear garden. Completing the ground floor is a handy and must have ground floor cloakroom.

To the first floor, a spacious landing leads to all three bedrooms and the bathroom. Two of the largest bedrooms are impressive double rooms, whilst the third is a comfortable single. All three bedrooms benefits fitted storage cupboards with a further storage cupboard from the landing. The bathroom has been recently replaced and now presents as contemporary bathroom comprising a four piece white suite, including a separate walk in shower enclosure.

Further benefits include double glazed windows and gas central heating via a gas combination boiler. Gardens can be found to the front and rear aspect, with the rear garden, a lovely landscaped area, private in nature and enjoying a sunny westerly orientation. A single garage can be found in a nearby block, providing valuable, secure storage.

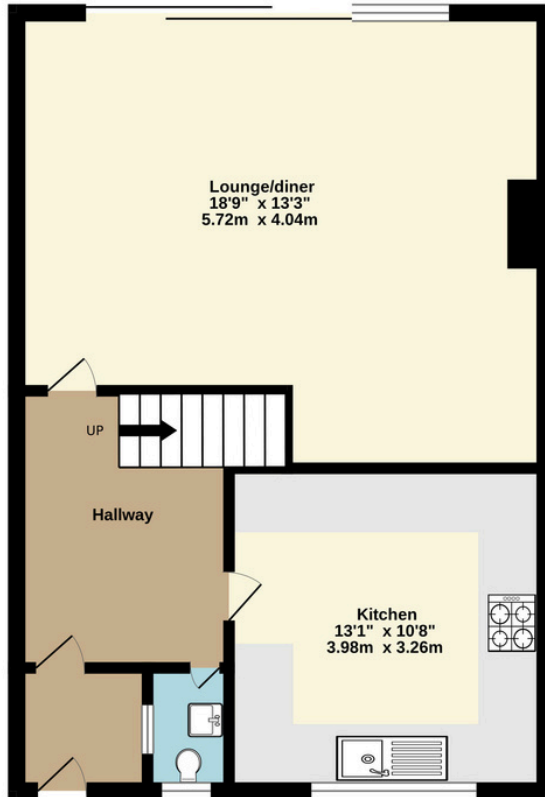
Teviot Road is a popular cul-de-sac, positioned within the Wellsway side of town, with the highly acclaimed Junior & Secondary schools only a short walk away.



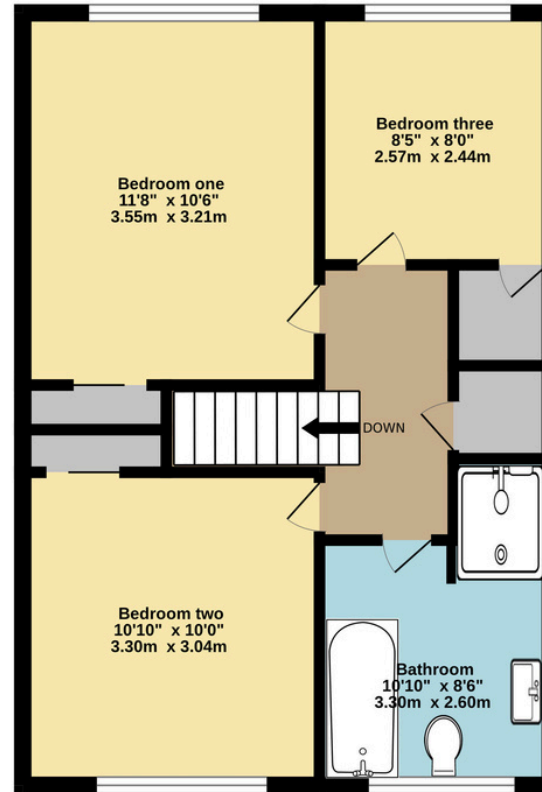




Ground Floor
468 sq.ft. (43.5 sq.m.) approx.



1st Floor
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.8 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)

23, Teviot Road Keynsham BRISTOL BS31 1QS	Energy rating C	Valid until: 28 July 2028 Certificate number: 0651-2893-7739-9428-1711
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Property type: End-terrace house
Total floor area: 90 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 B.

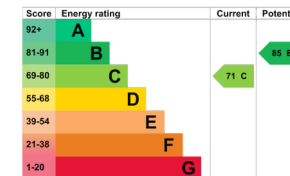
[See how to improve this property's energy efficiency.](#)

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



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