



8 GOLDCREST WALK
KEYNSHAM
BRISTOL
BS31 2FT
£410,000

Offered to the market with no onward chain and located within this popular development in Keynsham, can be found this smart and extremely popular design of home, constructed by 'Barratt Homes'.

Presented to an excellent standard, this end of terrace property boasts spacious accommodation over all three floors. Furthermore a car port can be found immediately adjacent to the property, complete with up and over garage door to front aspect and a large opening leading to the a further parking space behind the garage. Side pedestrian access leads to a private and enclosed rear garden, offering patio and lawn areas with attractive plants and shrubs bordering.

Entrance to the property is via a welcoming hallway with stairs leading to the first floor and with access to all ground floor rooms. The kitchen can be found overlooking the front aspect, complete with numerous built in wall and base units and yet with plenty of space for a breakfast table. The lounge / diner spans the entire width of the property and enjoys views and direct access to the rear garden via 'French' doors with floor to ceiling side panel windows. This room is a generous living space, with more than adequate space for a lounge and dining area. Completing the ground floor and accessed via the hallway can be found the handy and much needed cloakroom.

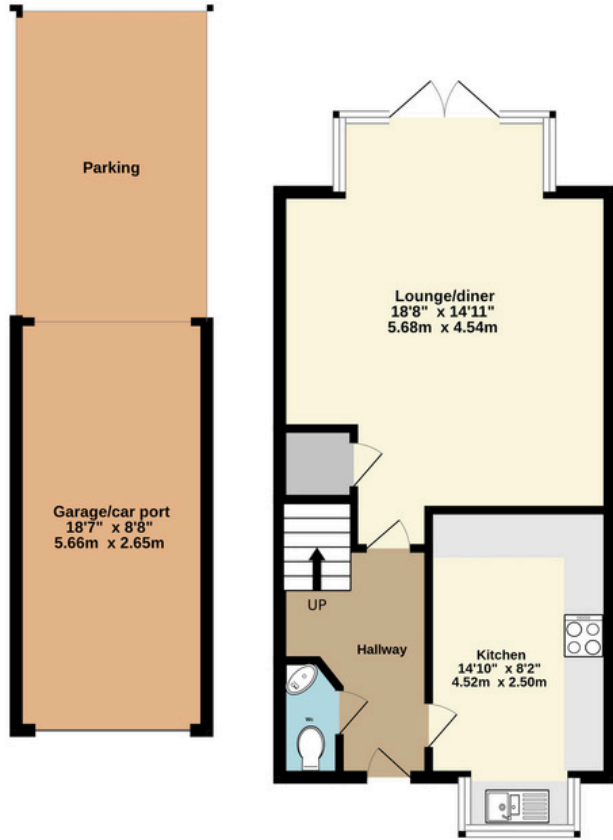
To the first floor can be found three of the four bedrooms, Two of which are comfortable double bedrooms, with the smallest being a good sized single room, or in its current form, a perfect home office/study. The family bathroom, positioned from the first floor landing, comprises a modern three piece white suite. The principle bedroom suite is positioned to the second floor, a wonderful room with impressive proportions, including a vaulted ceiling with two large 'Velux' windows providing a wealth of natural light. An ensuite, again comprising a modern three piece white suite, completes this superb home and wonderful opportunity for any buyer.



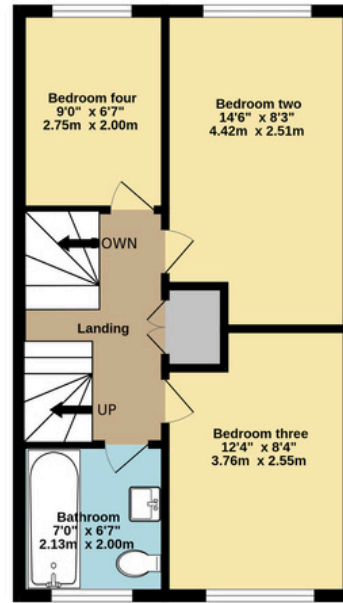




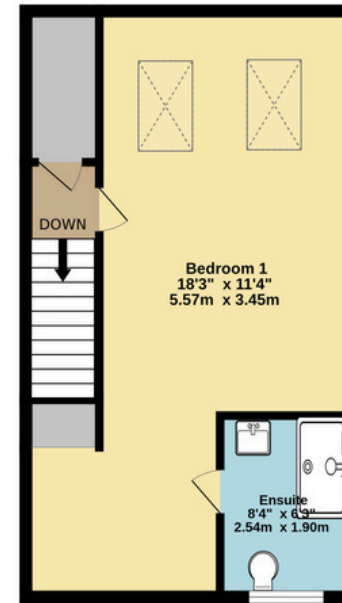
Ground Floor
731 sq.ft. (67.9 sq.m.) approx.



1st Floor
401 sq.ft. (37.3 sq.m.) approx.



2nd Floor
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.3 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)

5, Gilderslee Walk Kew Green BESHTON SS11 1ST	B	Valid until: 30 May 2027
Certificate number: 6559-3629-7157-9073-8831		

Property type: End-terrace house
Total floor area: 120 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[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		82.8
81-91	B	82.8	82.8
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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