



45 West View Road, Bristol, BS31 2UE

£2,425 Per



- Four Bedroom
- Family Home
- Two Reception Rooms
- Kitchen/Dining Room
- Off Street Parking
- Family Bathroom & W.C
- Council Tax - D
- Holding Deposit - £559
- Security Deposit - £2798

An Exceptional Four-Bedroom Family Residence in the Heart of Keynsham

This outstanding four-bedroom family home has been meticulously renovated and refurbished to an exceptional standard, offering a rare opportunity within Keynsham's rental market. Every detail has been carefully considered to create a refined, contemporary living environment while preserving the property's original character.

The accommodation features four beautifully proportioned double bedrooms, with an impressive principal suite spanning the full width of the home. A stylish family bathroom is complemented by a discreet ground-floor WC, perfectly suited to modern family living and entertaining.

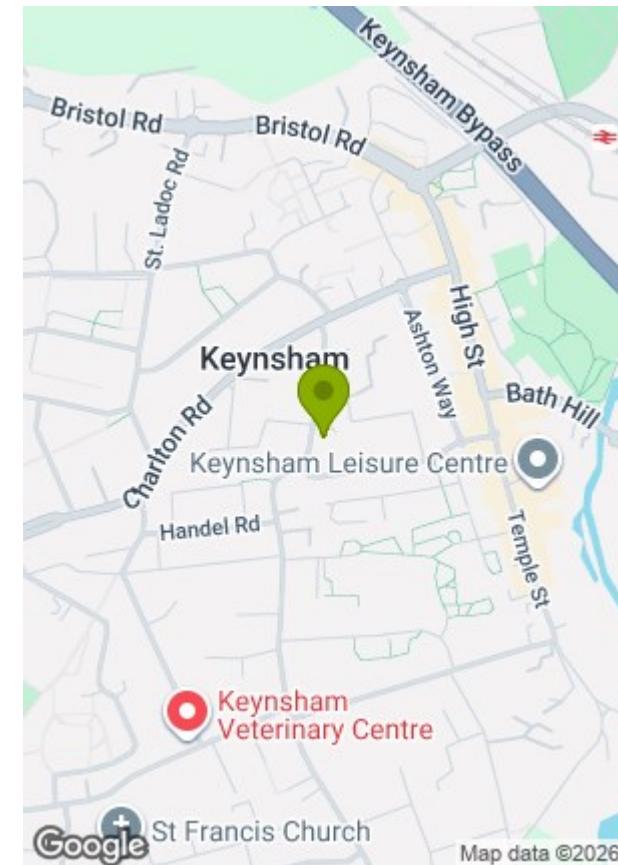
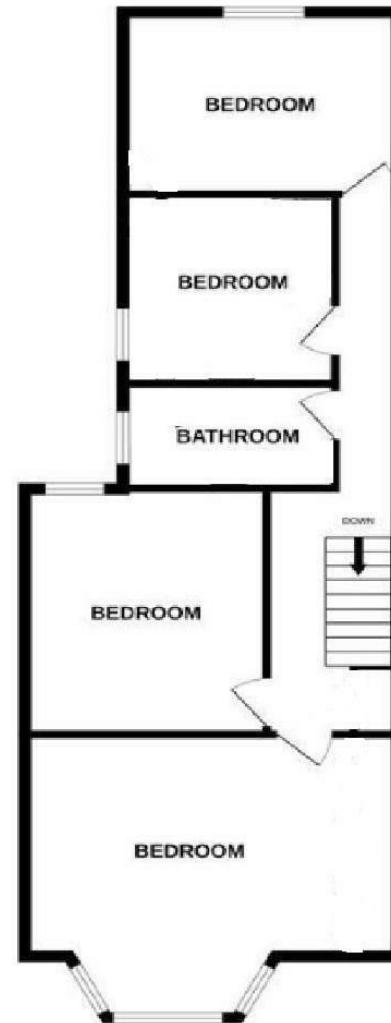
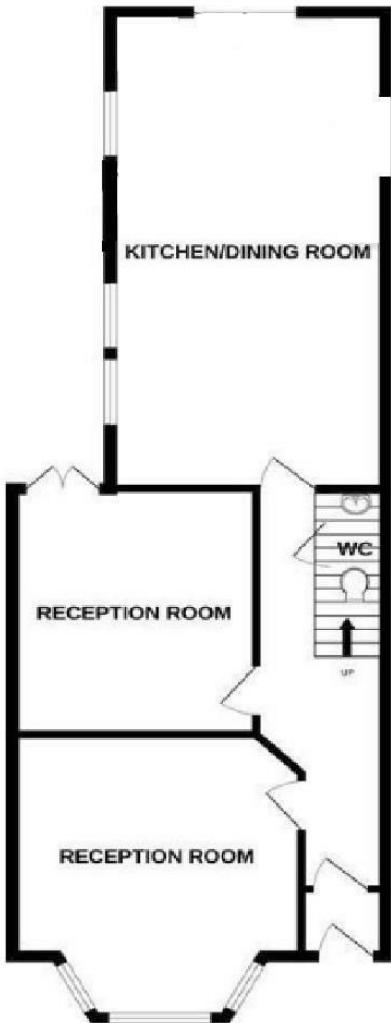
The ground floor offers two elegant and versatile reception rooms, providing generous space for both formal and informal living. The secondary reception room lends itself effortlessly to use as a home office, snug, or children's playroom. To the rear, the home opens into a striking contemporary kitchen-dining space, thoughtfully designed as the heart of the property. Expansive bi-fold doors flood the room with natural light and create a seamless connection to the private rear garden.

The generous outdoor space offers an ideal setting for entertaining, relaxation, and family life, delivering a sense of privacy and quality rarely found in such a central location.

Perfectly positioned within walking distance of Keynsham High Street and the train station, this exquisite home combines luxury, space, and convenience, making it a truly exceptional offering.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			