



CAESAR CRESCENT

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KEYNSHAM
BRISTOL
BS31 2HX
£475,000

SET WITHIN THE HIGHLY SOUGHT-AFTER SOMERDALE DEVELOPMENT, THIS IMPRESSIVE THREE-STOREY HOME OFFERS A WONDERFUL BLEND OF CONTEMPORARY DESIGN, GENEROUS LIVING SPACE AND A HIGH-QUALITY FINISH THROUGHOUT. CONSTRUCTED BY TAYLOR WIMPEY IN 2021, THIS PARTICULAR PLOT IS ESPECIALLY APPEALING, ENJOYING UNINTERRUPTED VIEWS TOWARDS KELSTON ROUNDHILL & NEIGHBOURING COUNTRYSIDE.

Somerdale is a development that has quickly established itself as one of the area's most desirable places to live, combining modern homes with a strong sense of community and an enviable lifestyle. With the Chocolate Quarter, Somerdale Pavilion, open green spaces and riverside walks all close by, there is plenty to enjoy on the doorstep, while Keynsham town centre, Bath and Bristol are all within easy reach.

Inside, the home offers beautifully proportioned accommodation arranged over three floors, with a contemporary specification and a premium feel that continues throughout. The standout feature is undoubtedly the impressive principal suite occupying the entire top floor. A vaulted ceiling creates a wonderful sense of volume, while the far-reaching views across the surrounding countryside provide a particularly special outlook.

The welcoming entrance hallway sets the tone for the home, with plenty of space and access to the principal living areas. To the front, the stylish kitchen/breakfast room is fitted with an excellent range of wall and base units, complemented by integrated appliances and space for a breakfast table — making it a practical and sociable space for everyday life.





Across the rear of the property, the spacious lounge/diner spans the full width of the house. Large windows and French doors draw in plenty of natural light while creating a seamless connection with the landscaped garden beyond. It is a versatile space that works equally well for relaxed family evenings or entertaining friends, with direct access outside making the most of the west-facing aspect. A contemporary cloakroom and useful understairs storage complete the ground floor.

The first floor provides two further generous bedrooms, both enjoying good proportions, together with a modern family bathroom. Continuing to the top floor, the impressive principal bedroom provides a peaceful retreat away from the main living spaces, complete with vaulted ceiling, fitted wardrobes and a stylish en-suite shower room.

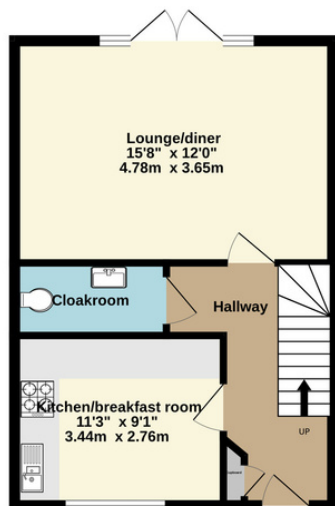
Outside, the property continues to impress. The private rear driveway provides excellent off-street parking for two cars, and leads to a single garage, which also benefits from lighting & power. The garden itself has been designed with modern living in mind, featuring a combination of patio and low-maintenance artificial lawn, framed by feature raised planters.

OFFERING THE SPACE AND FLEXIBILITY OF A LARGER FAMILY HOME, COMBINED WITH CONTEMPORARY FINISHES AND AN ENVIABLE POSITION WITHIN ONE OF SOMERDALE'S MOST SOUGHT-AFTER DEVELOPMENTS, THIS IS A HOME THAT OFFERS FAR MORE THAN JUST ITS IMPRESSIVE ACCOMMODATION — IT PROVIDES AN OPPORTUNITY TO ENJOY THE LIFESTYLE THAT MAKES SOMERDALE SUCH A POPULAR PLACE TO CALL HOME.

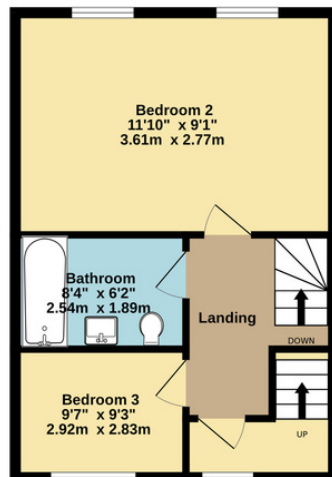




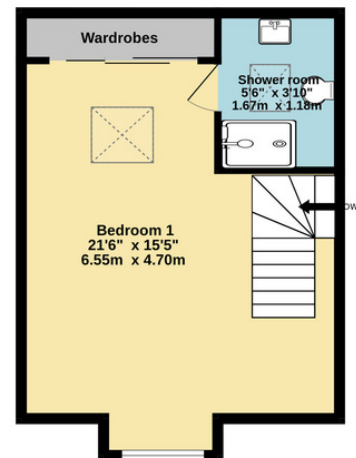
Ground Floor
616 sq.ft. (57.2 sq.m.) approx.



1st Floor
420 sq.ft. (39.0 sq.m.) approx.



2nd Floor
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.4 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)			
15, Caesar Crescent Keynsham BRISTOL BS31 2HX	Energy rating B	Valid until:	26 January 2031
		Certificate number:	0310-3273-0090-2329-3121

Property type	Semi-detached house
Total floor area	110 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 B. It has the potential to be A.

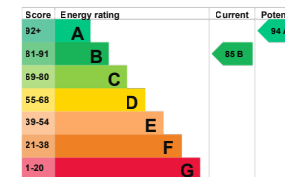
[See how to improve this property's energy efficiency.](#)

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



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