

13 CAESAR CRESCENT
KEYNSHAM
BRISTOL
BS31 2HX
£475,000



GREGORYS
ESTATE AGENTS

POSITIONED IN AN ENVIABLE SPOT ON THE SOUGHT-AFTER SOMERDALE DEVELOPMENT, CAN BE FOUND THIS PREMIUM FOUR BEDROOM SEMI-DETACHED HOME BOASTING FAR REACHING VIEWS TOWARDS KELSTON ROUND HILL & OVER THE RIVER AVON.

Constructed circa 2021 by Messrs Taylor Wimpey, this sizeable home has been tastefully transformed, now offering chic décor throughout & an immaculate finish from top to bottom. Not only this, but the property has been thoughtfully rearranged, to now offer a fourth bedroom/study, ideal for home office use or as a nursery. The premium feel continues to the outside of the property, with the landscaped rear garden enjoying a sunny west facing direction, and a private rear aspect, a rarity for modern developments.

Arranged over three floors, the property welcomes with an entrance hall, with a contemporary fitted kitchen/breakfast room sitting to the front aspect, whilst a full width lounge can be found to the rear of the ground floor, finished with feature panelling and enjoying direct access to the attractive rear garden. Completing the ground floor arrangement is a practical WC. To the first floor, the accommodation now offers three bedrooms, two of which double in nature, with the fourth bedroom lending itself as an ideal study. Completing the first floor is a three piece family bathroom. The top floor is dedicated to the primary bedroom, boasting impressive vaulted ceilings, fitted mirrored wardrobes, and an ensuite shower room. Not only this, the primary bedroom also enjoys the best of the scenic views over rolling countryside to the front aspect, perfect for those early morning sun rises.

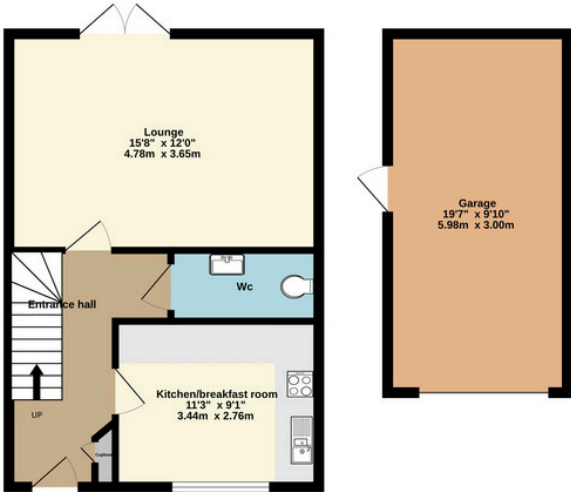
Externally, this impressive home continues to impress, particularly with the landscaped rear garden which is the perfect space to enjoy the evening sun with a glass of something. Not all style without substance, the property offers a single garage and driveway parking, whilst also offering future proofing benefits in the form of an EV charging point.

The Somerdale estate offers a thriving community, benefitting from on site leisure facilities, play park & modern primary school. Within a short stroll of Somerdale, Keynsham High Street, Railway Station & Memorial Park can be found, offering even more convenience on the doorstep. A premium home in a premium position, this chic home is simply, a must view.

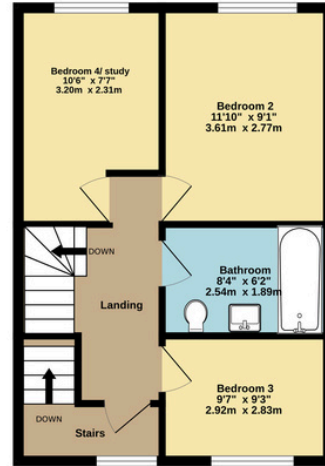




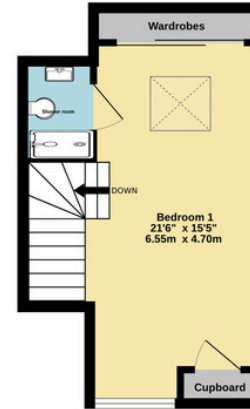
Ground Floor
613 sq.ft. (56.9 sq.m.) approx.



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



2nd Floor
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 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.

Energy performance certificate (EPC)

13, Caesar Crescent Keynsham BRISTOL BS31 2HX	Energy rating	Valid until:	22 March 2031
	B	Certificate number:	2476-3001-5307-0299-7204

Property type: Semi-detached house
Total floor area: 110 square metres

Rules on letting this property

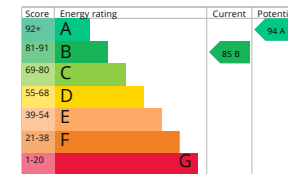
Properties can be let if they have an energy rating from A to E.

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



0117 986 6644

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