



**G R E G O R Y S**  
— E S T A T E A G E N T S —

12 Nunney Close  
Bristol, BS31 1XF

**Offers Over £400,000**



A wonderful family home, positioned within a quiet, popular cul-de-sac, only a short walk from Wellsway school campus. This link detached property benefits a mature, southerly rear garden, a single garage and driveway providing off street parking. Internally the property comprises an entrance hallway with access initially to a downstairs cloakroom and then to the large open plan lounge / diner. This room benefits a wealth of natural light via the dual aspect with window to the front aspect and patio doors leading to the rear garden. A separate fitted kitchen then leads to a rear lobby, which in turn provides secondary access to the garden and access into the single garage. To the first floor can be three bedrooms and a bathroom, complete with a three piece white suite. A lovely family home, worthy of an internal viewing.

**GREGORYS ESTATE AGENTS - KEYNSHAM**  
1 MARKET WALK , KEYNSHAM, BS31 1FS

**TEL: 01179866644 E-MAIL: ENQUIRIES@GREGORYS.CLICK**

**WWW.GREGORYSESTATEAGENT.CO.UK**

## ACCOMMODATION

### ENTRANCE HALLWAY

Composite entrance door to the front aspect, radiator, coved ceiling, door to the cloakroom and door with obscure glazed inserts leading to the lounge

### CLOAKROOM

A two piece white suite comprising a low level wc and wash hand basin set in vanity unit with storage under, tiled walls and flooring, obscure double glazed window to the side aspect, chrome heated towel radiator

### LOUNGE / DINER 23' 7" x 17' 9" (7.20m x 5.40m)

(An 'L' shaped room with measurements taken to the maximum points) Double glazed window to the front aspect, double glazed 'French' doors to the rear garden, stairs leading to the first floor, two radiators, coved ceiling, laminate flooring, two radiators, gas fireplace and surround, door with obscure glazed inserts leading to the kitchen

### KITCHEN 11' 6" x 8' 2" (3.5m x 2.5m)

A selection of matching wall and base units with roll top work surfaces over, one and a half bowl sink and drainer unit with mixer taps over, tiled splash backs, space for a cooker, dishwasher, under counter fridge and washing machine, double glazed window to the rear aspect, tiled flooring, Upvc door leading to the rear lobby

### REAR LOBBY 8' 6" x 5' 5" (2.6m x 1.65m)

Double glazed sliding patio doors to the rear aspect, tiled flooring, door to the garage

### FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, airing cupboard housing gas combination boiler, doors to rooms

### BEDROOM ONE 12' 4" x 9' 5" (3.75m x 2.86m)

Double glazed window to the rear aspect, radiator, selection of fitted wardrobes

### BEDROOM TWO 11' 4" x 9' 5" (3.45m x 2.86m)

Double glazed window to the front aspect with lovely far reaching views, radiator

### BEDROOM THREE 8' 2" x 8' 2" (2.5m x 2.5m)

Double glazed window to the front aspect, radiator

### BATHROOM 8' 0" x 5' 9" (2.45m x 1.75m)

A three piece white suite comprising a wash hand basin and close coupled wc set in vanity unit with storage under, a panelled bath rainfall shower over with separate shower attachment, tiled splash backs, tiled flooring, spot lighting, extractor fan, chrome heated towel radiator, obscure double glazed windows to the rear aspect

### FRONT ASPECT

A driveway providing off street parking, paved pathway with an area of stone shingle

### REAR ASPECT

Benefitting a southerly aspect, the garden is initially laid to patio with a large expanse of lawn with mature borders of plants and shrubs, enclosed by boundary fencing

### GARAGE 18' 1" x 8' 6" (5.5m x 2.60m)

Power and light supply, loft hatch with storage into the eaves, up and over door providing vehicle access from the driveway





## Energy performance certificate (EPC)

12 Nunney Close Keynsham BRISTOL BS31 1XF	Energy rating <b>C</b>	Valid until: <b>4 January 2033</b> Certificate number: 6737-6029-3200-0285-3202
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Property type: Detached house

Total floor area: 82 square metres

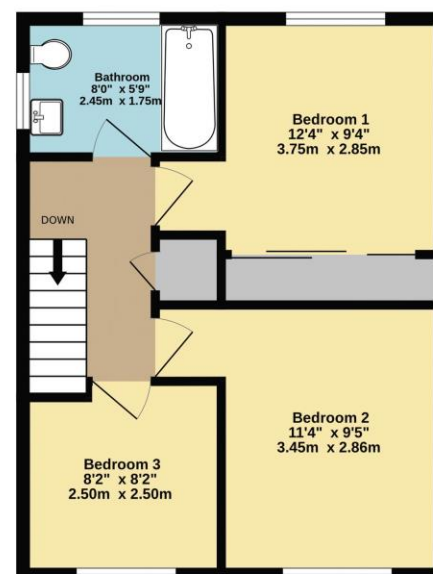
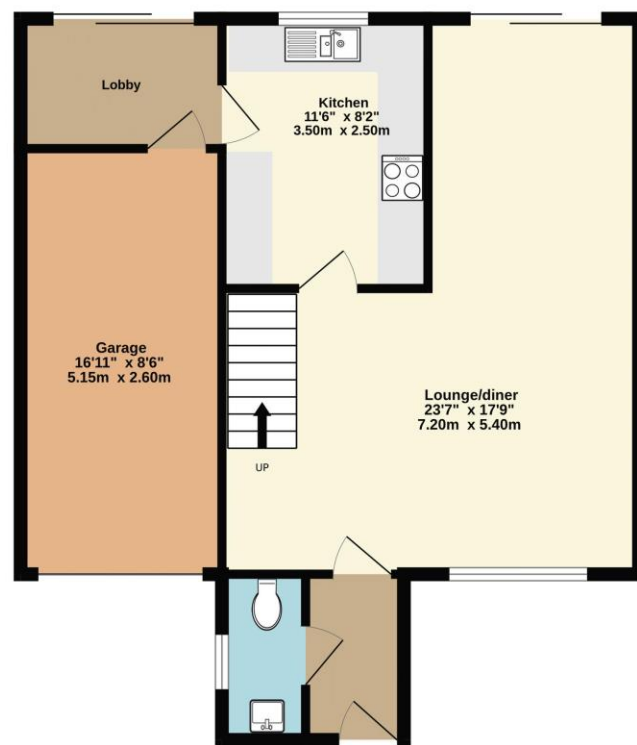
### Rules on letting this property

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>).

Ground Floor  
684 sq.ft. (63.6 sq.m.) approx.

1st Floor  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (103.0 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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