



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

5 The Mead  
Bristol, BS31 1FE

**£349,950**



Constructed circa 2017 by Messrs Taylor Wimpey, can be found this three bedroom home benefitting a large, south facing rear garden. This surprisingly spacious garden is also private nature and provides a wonderful family space to enjoy. Side pedestrian access gate leads to the front aspect whereby the single garage and driveway can be found. Internally the property comprises an entrance hallway, downstairs cloakroom, a kitchen/breakfast room, complete with modern fitted units and a full width lounge / diner with 'French' doors leading to the rear garden. Appointed to the first floor, three bedrooms, an en-suite to the main bedroom and a family bathroom. Positioned within The Meadows, this property is within walking distance of Keynsham High Street and the lovely countryside walks.

**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 with obscure double glazed insert leading to the front aspect, radiator, wood effect flooring, stairs leading to the first floor, doors to rooms

### CLOAKROOM

A two piece white suite comprising a low level wc and pedestal wash hand basin, tiled splash back, radiator, extractor fan

### KITCHEN / BREAKFAST ROOM 11' 0" x 8' 9" (3.35m x 2.66m)

A selection of matching wall and base units with roll top work surfaces over and matching up-stands. One and a half bowl sink and drainer unit with mixer taps. Integrated double oven, gas hob and extractor hood over with stainless steel splash back. Space and plumbing for a fridge/freezer, dishwasher and washing machine. Double glazed window to the front aspect, radiator

### LOUNGE / DINER 16' 1" x 13' 11" (4.91m x 4.25m)

(Measurements taken to the maximum points) Double glazed 'French' doors and double glazed window to the rear aspect, two radiators, storage cupboard

### FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, storage cupboard, doors to rooms

### BEDROOM ONE 12' 4" x 9' 3" (3.75m x 2.82m)

(Measurements taken to the maximum points) Double glazed window to the rear aspect, radiator, door to the en-suite

### EN-SUITE

A three piece white suite comprising a low level wc, pedestal wash hand basin and shower enclosure, tiled splash backs, extractor fan, radiator

### BEDROOM TWO 9' 9" x 9' 3" (2.96m x 2.82m)

Double glazed window to the front aspect, radiator

### BEDROOM THREE 6' 11" x 6' 7" (2.10m x 2.00m)

Double glazed window to the rear aspect, radiator

### BATHROOM 6' 11" x 6' 7" (2.10m x 2.00m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with shower over, tiled splash backs, tiled flooring, obscure double glazed window to the front aspect, radiator, extractor fan

### FRONT ASPECT

A paved pathway with areas of lawn and borders. Side pedestrian access gate leading to the rear garden. A driveway provides off street parking and leads to the garage

### GARAGE 17' 10" x 8' 10" (5.43m x 2.68m)

Up and over door providing vehicle access, power and light supply, storage into the eaves

### REAR ASPECT

A larger than average rear garden enjoying a southerly aspect. Mainly laid to lawn with areas of patio laid to paving and slate shingle, side pedestrian access gate leading to the front aspect, enclosed by boundary fencing







# Energy performance certificate (EPC)

5, The Mead Keynsham BRISTOL BS31 1FE	Energy rating <b>B</b>	Valid until: <b>18 May 2027</b>
		Certificate number: 9718-9027-7345-5013-8904

Property type: Semi-detached house

Total floor area: 76 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 current 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.

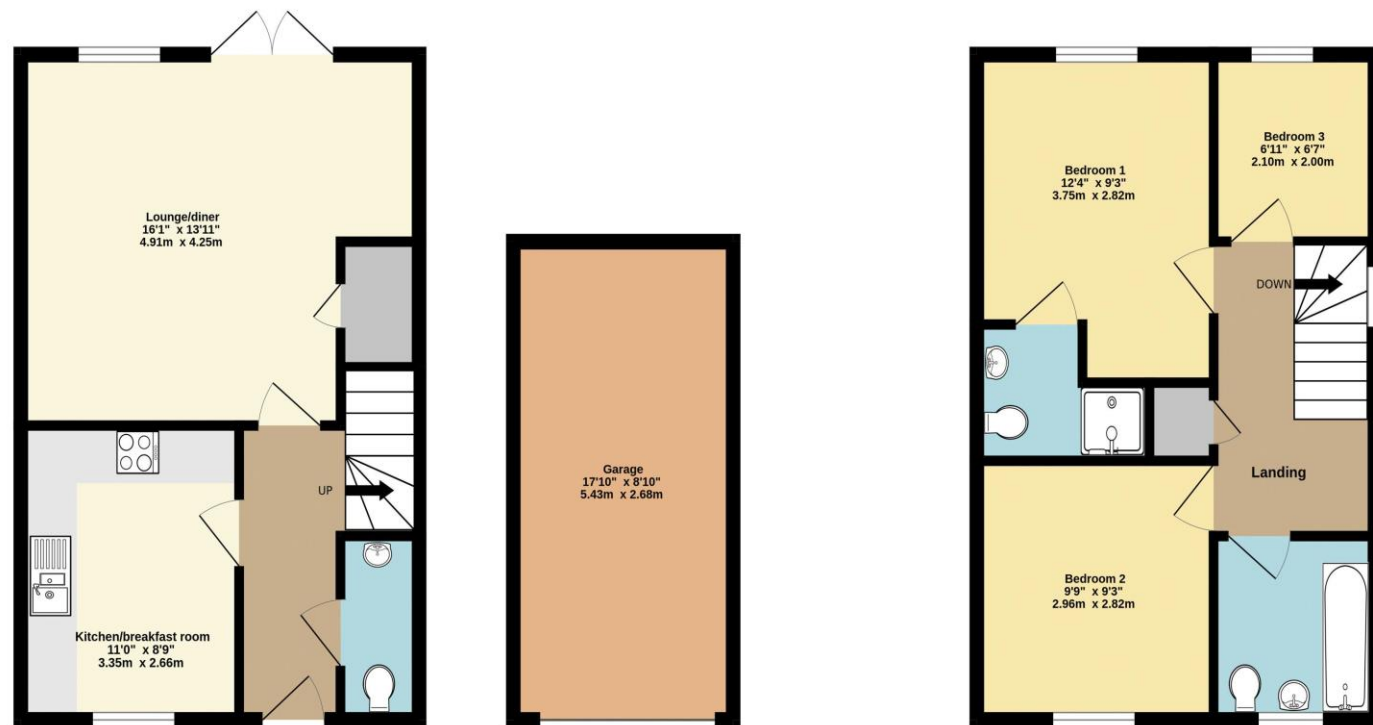
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor  
562 sq.ft. (52.3 sq.m.) approx.

1st Floor  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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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