



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

27 The Mead
Keynsham, BS31 1FE

£350,000



Boasting a prime position on a popular modern development, can be found this three bedroom semi detached home. Constructed by Messrs Taylor Wimpy circa 2017, this well presented property offers a well balanced arrangement over two floors, which is sure to appeal to an array of buyers. The property welcomes with entrance hall leading to a contemporary fitted kitchen to the front aspect, benefitting from a full selection of integrated appliances. To the rear of the ground floor sits a full width lounge/diner, a bright & spacious entertaining space with French doors leading to the rear garden. A practical cloakroom completes the downstairs offering. Upstairs, three bedrooms can be found, two of which double in nature, with the primary bedroom benefitting from a contemporary en-suite shower room and fitted wardrobes. Finally, a three piece bathroom completes the internal offering. Externally, this attractive home continues to impress, with a low maintenance garden benefitting from a private rear aspect, a rarity for the age of home. To the rear of the property, a partially converted garage lends itself as a versatile space, whilst offering parking in front. The well presented accommodation benefits from upgrades throughout, allowing any new owner to move in with ease. A premium of its kind, and boasting an enviable position on The Meadows, an early viewing comes highly recommended.

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ACCOMMODATION

ENTRANCE HALL

Composite door to front aspect with obscured glazed window, radiator, doors to rooms, alarm panel, stairs to first floor, tiled flooring, spotlighting, thermostat.

WC

A two piece suite comprising low level WC & wash hand basin with hot & cold taps. Tiled splashbacks, tiled flooring, feature mirrors, extractor fan, heated towel radiator, spotlighting, consumer unit.

KITCHEN 10' 10" x 8' 8" (3.30m x 2.65m)

A generous selection of matching wall & base units with rolltop work surface over & matching upstands. Integrated 'AEG' electric oven, four ring gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, integrated combi washer dryer. Spotlighting, tiled flooring, uPVC double glazed window to front aspect, extractor fan, combination boiler.

LOUNGE 15' 9" x 13' 10" (4.79m x 4.21m)

uPVC double glazed 'French' doors to rear aspect, uPVC double glazed window to rear aspect, radiators, understairs storage cupboard, spotlighting.

LANDING

Stairs to ground floor, spotlighting, loft hatch, airing cupboard, doors to rooms.

BEDROOM ONE 9' 11" x 9' 3" (3.02m x 2.81m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobe with sliding mirrored doors, door to en-suite

EN-SUITE

A contemporary three piece suite comprising low level WC, wash hand basin with mixer tap, and shower enclosure with electric power shower & glass door. Heated towel radiator, extractor fan, tiled flooring, tiled splashbacks, feature mirror, shaving port.

BEDROOM TWO 9' 7" x 9' 3" (2.92m x 2.82m)

uPVC double glazed window to front aspect, radiator.

BEDROOM THREE 6' 8" x 6' 7" (2.04m x 2.00m)

uPVC double glazed window to rear aspect, radiator, wood effect LVT flooring.

BATHROOM

A modern three piece suite comprising low level WC, wash hand basin with mixer tap & panelled bath tub with hot & cold taps, mains shower over, and glass screen. Tiled splashbacks, tiled flooring, heated towel radiator, uPVC double glazed window to front aspect with obscured glass, extractor fan, spotlighting.

REAR GARDEN

A well presented, low maintenance garden, enclosed with boundary fencing and gated side & rear access. Comprising large area laid with artificial grass, raised decked area with fitted seating, patio area with feature bar, and statement sleeper planter with mature shrubs & plants.

GARAGE

A single garage in a block to the rear of the property, with side hinged doors to front aspect. Internal space is split with partition wall with store area to rear. Benefitting from power, lighting & ventilation.

FRONT ASPECT

A small front garden laid with artificial grass with feature border.





Energy performance certificate (EPC)

27, The Mead
Keynsham
BRISTOL
BS31 1FE

Energy rating
B

Valid until: **19 May 2024**

Certificate number: **2608-0019-7305-2034-4900**

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.

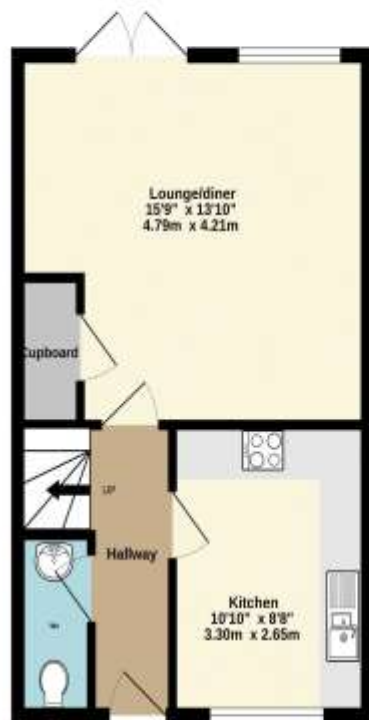
For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
529 sq.ft. (49.1 sq.m.) approx.

1st Floor
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 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. The plan is for illustrative purposes only and should not 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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