

4 HESTIA CLOSE
KEYNSHAM
BRISTOL
BS31 2GQ
£299,950



GREGORYS
ESTATE AGENTS

Tucked away at the end of this quiet cul-de-sac and benefitting a private, leafy outlook, can be found this modern, semi detached property. Constructed circa 2018, this smart property benefits a recently landscaped rear garden, perfect for entertaining, whilst to the front aspect, a driveway providing off street parking.



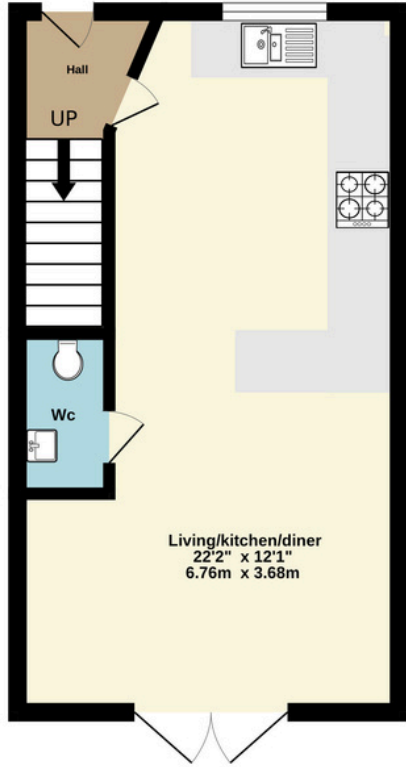
Internally, an entrance hallway leads to a large open plan ground floor. A modern fitted kitchen comprises a large number of built in wall and base units with a breakfast bar making for a perfect place to sit and enjoy. To the rear of the property can be found the lounge area with 'French' doors leading to the lovely rear garden. A handy cloakroom completes the ground floor accommodation. To the first floor can be found two bedrooms, both of which are double in size with the second bedroom benefitting built in wardrobes. The bathroom comprises a modern three piece, white suite and benefits a double glazed window to the side aspect.



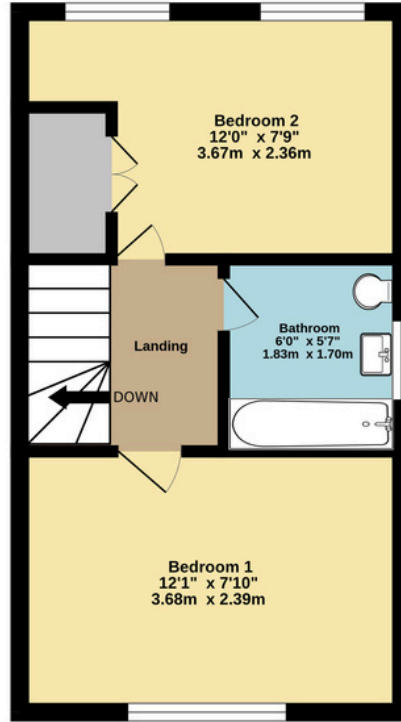
We love the position of this property, the green frontage and quiet setting will appeal to any buyer looking to live in a modern development, within easy reach of the town and train station, yet craving countryside walks which can be found on the doorstep. The property is presented to an excellent decorative standard throughout and worthy of an early internal viewing.



Ground Floor
268 sq.ft. (24.9 sq.m.) approx.



1st Floor
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 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)

4 HESTIA CLOSE KEYNSHAM BS31 2GQ	Energy rating	Valid until:	24 March 2031
	B	Certificate number:	0011-3275-6070-2329-1935

Property type	Semi-detached house
Total floor area	50 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.

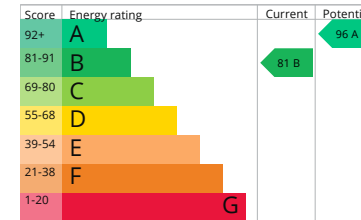
[See how to improve this property's energy efficiency.](#)

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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