



**40 NUNNEY CLOSE
KEYNSHAM
BRISTOL
BS31 1XG
£475,000**



GREGORY'S
ESTATE AGENTS

Offered to the market with a complete chain is this sizeable, detached bungalow. Uniquely positioned as one of only two bungalows in a quiet backwater location, this three bedroom dwelling enjoys superb open views with Manor Road playing fields surrounding.

Externally the property benefits a single garage and driveway providing off street parking for four vehicles, whilst to the rear an easy maintenance , landscaped garden are on offer. Internally the bungalow is presented to a high decorative standard and provides spacious, well balanced accommodation on one floor. Accessed via the hallway can be found a useful cloakroom, a lounge with folding doors to the separate dining room which in turn provides access to a superb 25ft conservatory. A modern fitted kitchen, complete with high gloss units also allows access into the conservatory. The conservatory itself leads onto the rear garden via two sets of 'French' doors. The two smallest bedrooms can be found to the front of the property, whilst the large master bedroom is nicely positioned to the rear, overlooking the garden. Completing the accommodation is a contemporary shower room with a convenient large walk in enclosure. The property is double glazed and heated via gas central heating. An internal viewing is the only way to appreciate the size and location this wonderful bungalow boasts.

A uniquely positioned bungalow, offering impressive accommodation, one that stands head and shoulders above similar property in the area.





Ground Floor
1333 sq.ft. (123.9 sq.m.) approx.



Energy performance certificate (EPC)

40, Nunney Close Keynsham BRISTOL BS31 1XG	Energy rating	Valid until:	6 January 2030
	D	Certificate number:	0438-8064-7299-6080-4214

Property type	Detached bungalow
Total floor area	91 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

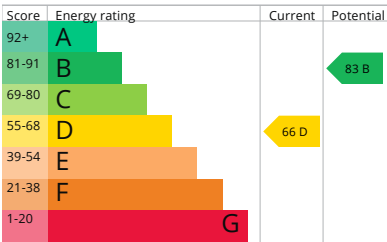
This property's energy rating is D. It has the potential to be B.

[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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