



72 THE MEAD
KEYNSHAM
BRISTOL
BS31 1FF
£400,000



GREGORYS
ESTATE AGENTS

Situated to the upper area of the ever popular 'Meadows' development, can be found this Taylor Wimpey home, set within a spacious corner position and enjoying a quiet location.



Externally the property benefits more parking than similar properties of its type. A driveway can be found immediately adjacent to the property with further parking available, not only in front of the garage but also to the rear of the garage, accessed via double wooden doors at the back of the garage. The garden is also surprisingly generous and private in nature, with a large expanse of lawn and patio laid to paving.



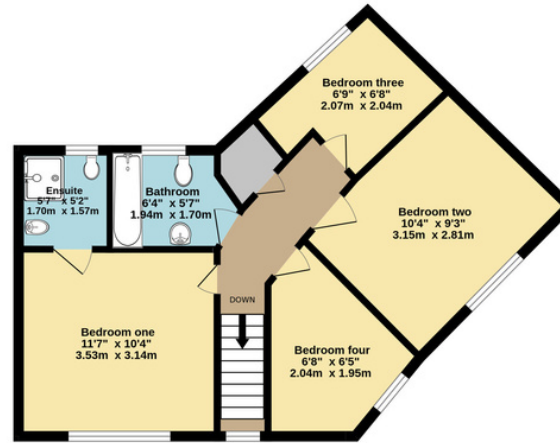
Internally the property is presented to an excellent decorative standard, with accommodation found over two floors. To the ground floor a spacious hallway greets, with access to a cloakroom, a full length lounge with window to the front and 'French' doors to the rear aspect. A kitchen / diner, again spanning the length of the property, provides access to the rear garden. The kitchen has a large selection of fitted units and includes a breakfast bar and seating. Appointed to the first floor, four bedrooms, an ensuite shower room to the main bedroom and a family bathroom, comprising a three piece white suite.



Ground Floor
637 sq.ft. (59.2 sq.m.) approx.



1st Floor
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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Energy performance certificate (EPC)

72, The Mead
Keynsham
BRISTOL
BS31 1FF

Energy rating
B

Valid until: 21 April 2026

Certificate number: 2828-4077-7384-4146-1934

Property type: Semi-detached house
Total floor area: 91 square metres

Rules on letting this property

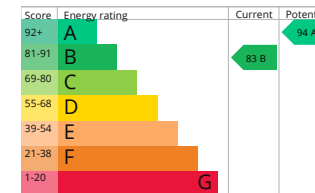
Properties can be let if they have an energy rating from A to E.

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 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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