



17 WESTFIELD CLOSE
KEYNSHAM
BRISTOL
BS31 2HQ
£420,000



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ESTATE AGENTS

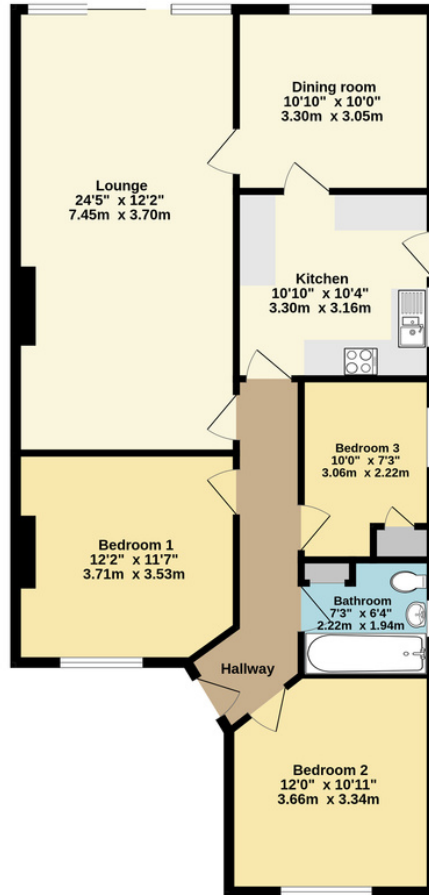
Nestled within this quiet, attractive cul-de-sac and offered for sale with no onward chain is this semi detached bungalow. The generous accommodation has been enhanced over the years by way of a full width extension.

The bungalow now offers spacious living areas, none more so than in the lounge, with impressive room proportions and large floor to ceiling windows overlooking the rear garden. A formal dining room and separate kitchen provide further living space to enjoy. Two of three bedrooms are equal doubles, whilst the third bedroom is a comfortable single or perhaps a home office if required. Completing this fine property a bathroom, comprising a three piece white suite. Further benefits include double glazing and gas central heating via a combination boiler.

To the front aspect a driveway provides off street parking for two vehicles whilst a single garage to the rear of the garden provides a handy storage area. An attractive rear garden enjoys a private aspect with pedestrian access to the side elevation leading to the front of the property.







TOTAL FLOOR AREA : 975 sq.ft. (90.6 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.

Energy performance certificate (EPC)

17 Westfield Close
Keynsham
BRISTOL
BS31 2HQ

Energy rating

C

Valid until: 2 November 2033

Certificate number: 0570-3912-2209-2087-8204

Property type	Semi-detached bungalow
Total floor area	92 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 C. It has the potential to be B.

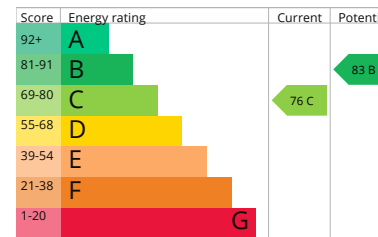
[See how to improve this property's energy efficiency.](#)

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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