



9 TEVIOT ROAD
KEYNSHAM
BRISTOL
BS31 1QS
£325,000



GREGORY
ESTATE AGENTS

No Onward Chain. Positioned at the end of this popular cul-de-sac and siding onto playing fields, can be found this three bedroom, end of terrace property. The property has been enhanced over the years with the introduction of a full width, single storey extension and a conservatory, providing impressive living space across the ground floor.

Externally the property offers a private and sunny, west facing rear garden, a small front garden which opens onto a green area and a single garage to the rear aspect. Internally the ground floor comprises an entrance porch, hallway, cloakroom, rear lobby a sizeable kitchen/breakfast room, a full width lounge with large opening to the dining room and a conservatory overlooking the rear garden. To the first floor can be found three bedrooms, all of generous proportion and a shower room.

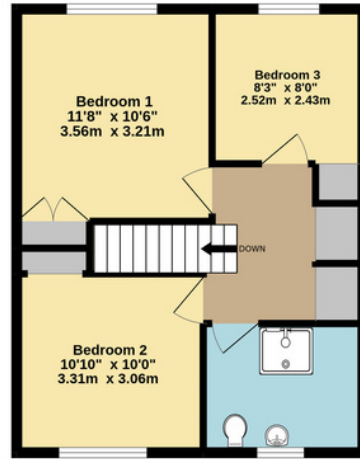
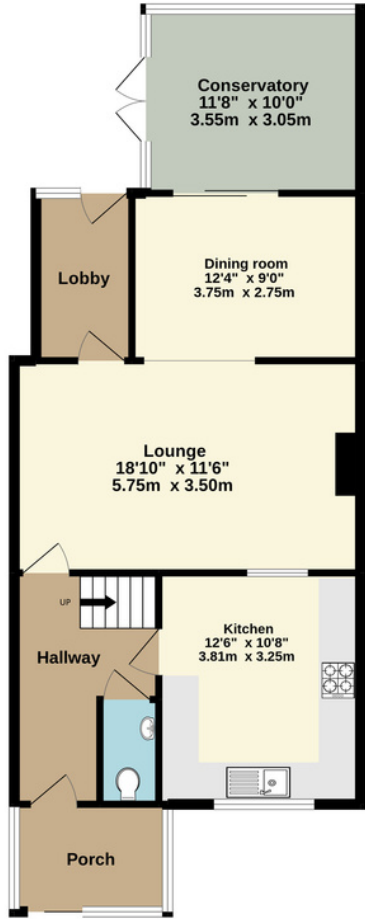
Located within a short walk to Chandag Road Primary School & Wellsway Secondary School. this home is perfect for any family and although the home is in need of modernisation, the potential is very much evident.





Ground Floor
770 sq.ft. (71.5 sq.m.) approx.

1st Floor
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.4 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)

9 Taviot Road Keynsham BRISTOL BS31 1QS	Energy rating C	Valid until: 5 July 2032 Certificate number: 0164-3018-9203-2372-0204
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Property type	End-terrace house
Total floor area	109 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.

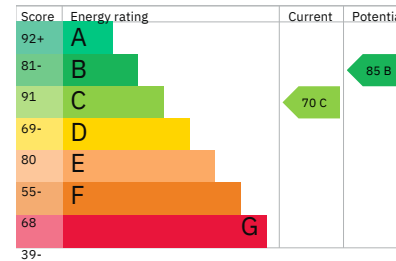
[See how to improve this property's energy efficiency.](#)

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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