



30 MAXIMUS GARDENS  
KEYNSHAM  
BRISTOL  
BS31 2GX  
£439,950

**CONSTRUCTED CIRCA 2020 BY MESSRS  
TAYLOR WIMPEY AND POSITIONED WITHIN  
THE POPULAR 'SOMERDALE' DEVELOPMENT,  
CAN BE FOUND THIS CONTEMPORARY SEMI-  
DETACHED PROPERTY.**

This particular style of home has proven by popular upon re-sale. This particular plot is enhanced in comparison to many others. The rear garden enjoys a southerly aspect and has been landscaped to offer an easy maintenance area, with an extended patio area, artificial lawn and raised borders. Adjacent to the property can be found a driveway providing off street parking for two vehicles.

The most recent upgrade is that of the garage conversion. Bi-Folding doors from the garden provide access to the most impressive of home office's. A truly excellent benefit, allowing for home working, separate to the home.

Internally the property comprises an entrance hallway, with stairs to the first floor and access into the lounge. The lounge offers generous proportions and overlooks the front aspect. An internal lobby gives access to the ground floor cloakroom and under stairs storage cupboard. To the rear of the property with views and direct access to the garden can be found the full width kitchen / diner. The kitchen is an upgraded version of the original developers kitchen. With a selection of upgraded, integrated appliances including a microwave/oven among many extras included.

To the first floor can be found three bedrooms, an en-suite to the principle bedroom and a family bathroom. Two of the three bedrooms are double in nature with the third being a comfortable single. Both the en-suite and family bathroom comprises three piece white suites.

Somerdale is a superb development, set within the ground of the original 'Cadburys' chocolate factory and benefits a short walk to Keynsham Train Station & High Street. Within the development itself can be found a selection of conveniences including a café, restaurant, leisure centre and primary school. Lovely countryside walks can be found adjacent to the river, perfect for a Sunday stroll or daily dog walks.

A lovely home, perfect for any professional couple or family alike. An internal viewing is highly recommended.









Ground Floor  
627 sq.ft. (58.3 sq.m.) approx.

1st Floor  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 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)                   |                           |                     |                          |
|--------------------------------------------------------|---------------------------|---------------------|--------------------------|
| 30, Maximus Gardens<br>Keynsham<br>BRISTOL<br>BS31 2GX | Energy rating<br><b>B</b> | Valid until:        | 1 June 2030              |
|                                                        |                           | Certificate number: | 8580-7936-6640-5522-5206 |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 79 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>

### Energy rating and score

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

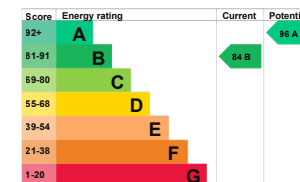
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get aratingfromA(best)toG (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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