

17 TITUS WAY
KEYNSHAM
BRISTOL
BS31 2FE
£550,000

A DETACHED, FOUR BEDROOM PROPERTY POSITIONED WITHIN THE POPULAR SOMERDALE DEVELOPMENT AND OFFERED FOR SALE WITH A COMPLETE ONWARD CHAIN.

Somerdale has matured into a very popular and attractive development. Built around what was Cadbury's chocolate factory, this stunning building now acts as the perfect centre piece, housing numerous facilities, including a bustling café, a fine dining restaurant and a small leisure centre all ready to enjoy. Furthermore a well regarded primary school and sports pavilion are available only a short stroll from the property.

For those looking for an easy commute out of the area, Keynsham Train Station offers easy links to both Bath Spa & Bristol Temple Meads. The station can be found to the entrance of Somerdale with Keynsham High Street, full of independent shops is only a few hundred meters down the road.

This particular style of property, constructed by Messrs Taylor Wimpey has proven very popular in recent years. Its well balanced accommodation and generously proportioned room sizes appeal to many family buyers. This particular plot offers numerous benefits none more so than to the rear of the property, where a sunny, westerly rear garden can be enjoyed. The extensive driveway and detached single garage combine to offer off street parking for multiple vehicles.













Internally the large, welcoming hallway greets, where stairs to the first floor and doors to the ground floor accommodation can be found. The lounge can be found to the front of the property and is of a size that any family would love. To the rear of the property and spanning the entire width of the property can be found the kitchen / diner. The kitchen itself comprises a large selection of built in wall and base units with expansive work surfaces over. The kitchen overlooks the rear garden and provides access via 'French' doors to a conservatory. Completing the ground floor, two must have's in the form of a utility room and cloakroom.

From the hallway, stairs then take you to an impressive first floor landing. From the landing all four bedrooms and the family bathroom can be found. Each bedroom is a double in size, making it brilliant for families looking to upsize. The principle bedroom benefits en-suite facilities, which like the main family bathroom, comprises a modern, three piece white suite.

With the seller already having found a property, which is a complete chain, this property is perfectly suited for any buyer looking for a genuine, efficient purchase.

NOTE - Due to a previous sale not proceeding and the seller in the midst of moving, AI has been used on some of the images to remove moving boxes etc.







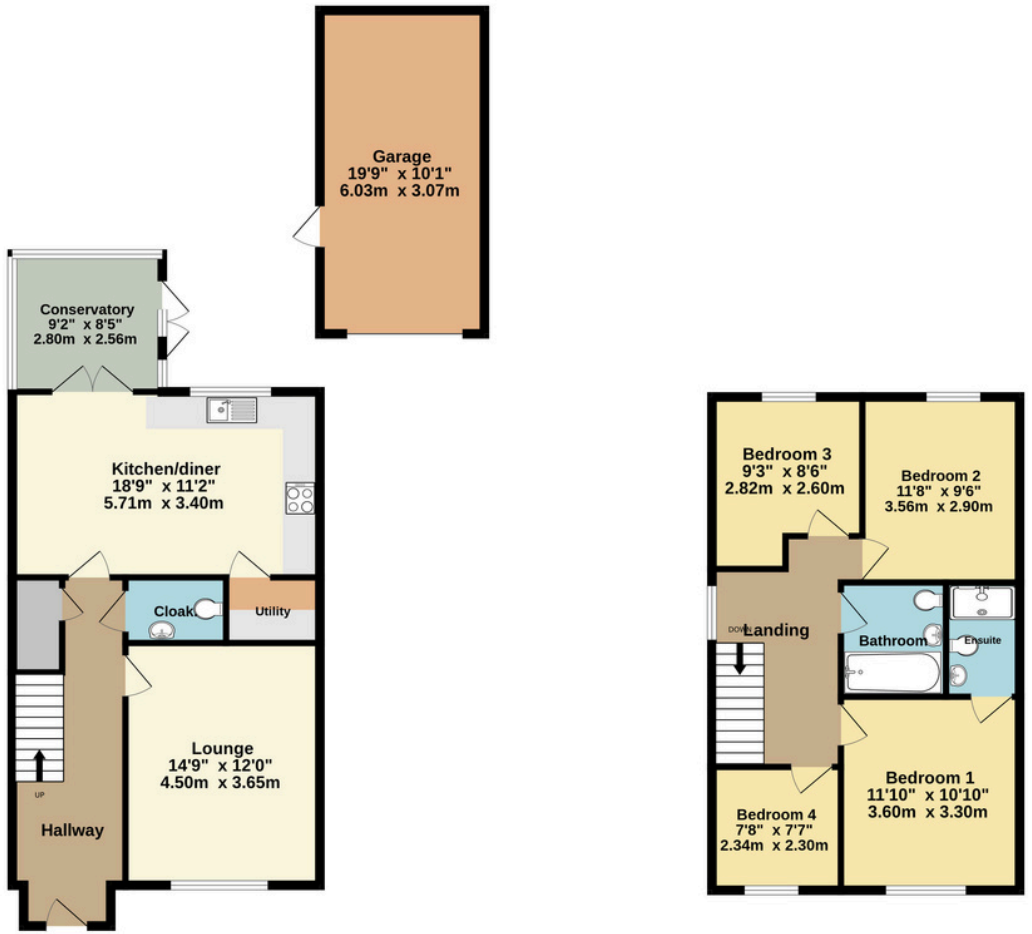






Ground Floor
857 sq.ft. (79.6 sq.m.) approx.

1st Floor
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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)

17 Titus Way Keynsham BRISTOL BS31 2FE	Energy rating **C**	Valid until:	**25 October 2036**
		Certificate number:	**0136-3220-2209-0986-1222**

Property type	Detached house
Total floor area	109 square metres

Rules on letting this property

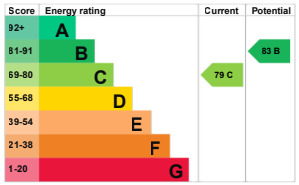
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's 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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