



**8 Welland Road, Bristol, BS31 1PB**

**£1,600**

This three double-bedroom semi-detached house is available to let in Keynsham, conveniently positioned between Bristol and Bath with off street parking and garage.

The ground floor features an open-plan reception/dining room with large bay window allowing and abundance of light to flood the room and sliding patio doors leading into a useful conservatory.

The kitchen benefits from good natural light and comprises a range of wall and base units providing plenty of storage and space and plumbing for appliances, from the kitchen is a door leading to a WC and storage area and a door into the garden and garage.

Upstairs, there are three double bedrooms, all of which have some form of built in storage. The shower room is fitted with a heated towel rail, shower cubicle with electric shower, WC and wash hand basin.

Externally, the property includes off street parking, and a single garage, offering useful storage and workspace options, along with a garden accessed via a side pedestrian gate, the outbuildings and the reception room.

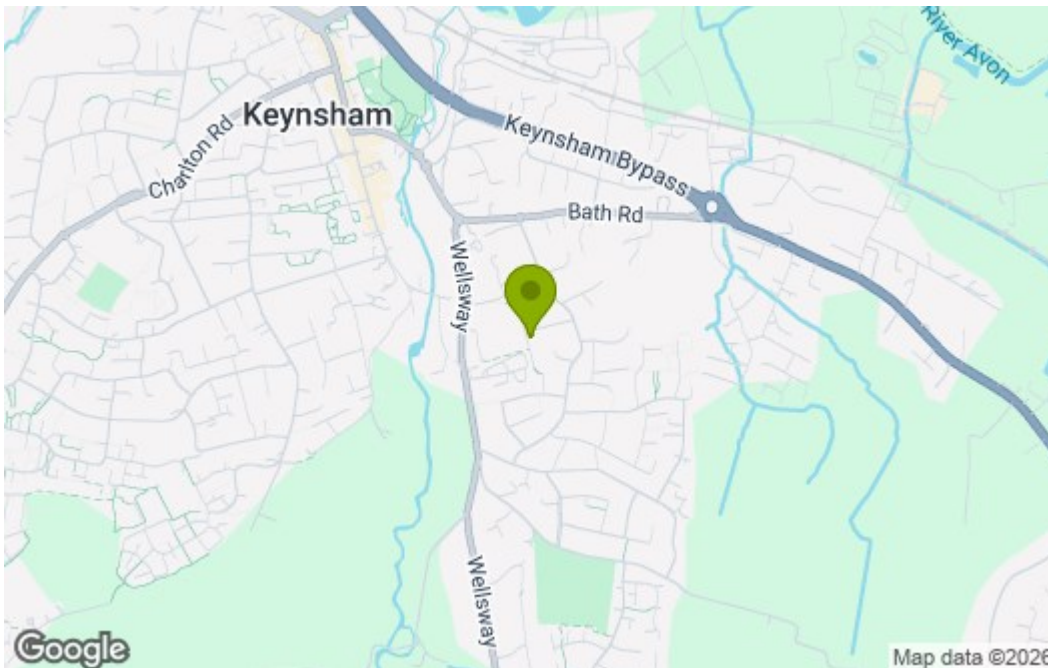
Keynsham offers a range of local amenities, including supermarkets, independent shops, cafés and everyday services. Green spaces such as Manor Road Woodlands, Keynsham Memorial Park and nearby riverside walks provide opportunities for outdoor recreation.

Keynsham railway station offers services to Bristol Temple Meads and Bath Spa, with typical journey times of around 10–15 minutes, making this location suitable for those commuting to either city. Local bus routes also connect Keynsham with surrounding areas.

The area includes a choice of nearby schools a Overall, this to-let semi-detached house provides three double bedrooms, practical living space and convenient access to transport links, schools, amenities and green spaces in a well-regarded Keynsham setting.

## Floor Plan

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Vary energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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