

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 91        |
| (81-91) B                                   | 82                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Trajectus Way, Keynsham, Bristol, BS31

Approximate Area = 1508 sq ft / 140.1 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Total = 1711 sq ft / 158.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1339824



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# DAVIES & WAY

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203 Trajectus Way, Keynsham, Bristol, BS31 2FY



Guide Price £585,000

Located in the popular "Factory view" development, this spacious four bedroom townhouse formally the showroom, offers stylish and immaculate accommodation.

▪ Townhouse ▪ Driveway ▪ Garage ▪ Kitchen/Diner ▪ Cloakroom ▪ Reception room ▪ Four bedrooms ▪ Countryside views ▪ Rear garden ▪ Factory view development



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# 203 Trajectus Way, Keynsham, Bristol, BS31 2FY

Situated in the heart of Taylor Wimpey's prestigious "Factory View" development, this impressive four bedroom property offers generous living space arranged over three floors and enjoys a prime location within the heart of the "Chocolate Quarter," close to a range of amenities, making an ideal purchase for families.

The ground floor is entered through a welcoming entrance hallway leading to a stylish kitchen/diner fully fitted with a range of integrated appliances, a striking central island, marble work surfaces and bi-folding doors opening to the rear garden. A convenient WC completes this level. On the first floor, a spacious landing with a full-height picture window floods the space with light. Here, you'll find an airy reception room with a Juliette balcony overlooking the rear garden, the principal bedroom with a contemporary en suite shower room, a further bedroom currently utilised as an office and the family bathroom. The second floor accommodates two additional double bedrooms with ceiling heights exceeding 3m (9'10") in places. The rear bedroom enjoys panoramic views over the surrounding countryside and Kelston Roundhill. This floor is completed by a modern three piece shower room.

Outside, the front features hardstanding driveway accessed via a dropped kerb, while the rear offers a level lawn, patio perfect for entertaining and well stocked flower beds. The property further benefits from a generously sized garage.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 3.9m x 2m (12'9" x 6'6" )

Access to ground floor rooms and staircase leading to first floor. Tiled flooring, spotlight lighting, radiator and power points.

#### KITCHEN/DINER 8.3m x 4.6m (27'2" x 15'1" )

Double glazed window to front aspect with fitted blinds and bi-folding doors with direct access to rear garden. Matching high gloss wall, base units and central island with an overhang of the marble work surfaces to create a breakfast bar. Integrated appliances including fridge/freezer, dishwasher, washing machine, double AEG oven and induction hob with hidden extractor over. One and a quarter sink with mixer tap over, tiled flooring, radiator and power points.

#### CLOAKROOM 2m x 1m (6'6" x 3'3" )

Corner wash hand basin with mixer tap over and a low level WC. Tiled flooring and half tiled walls, coat hooks, wall mounted mirror and a radiator.

### FIRST FLOOR

#### LANDING 4.8m x 2m (15'8" x 6'6" )

Double glazed window to front aspect with fitted blinds, doors leading to first floor rooms and staircase leading to second floor. Spotlight lighting, radiator and power points.

#### RECEPTION ROOM 4.7m x 3.4m (15'5" x 11'1" )

Double glazed window and French doors with Juliette balcony to rear aspect, low lights, radiator and power points.

#### BEDROOM ONE 4.1m x 3.1m (excluding wardrobes) (13'5" x 10'2" (excluding wardrobes))

Double glazed window to front aspect and door to en suite. Fitted wardrobe with sliding mirrored doors, radiator and power points.

#### EN SUITE 3.1m x 1.7m (10'2" x 5'6" )

Double glazed obscured window to rear aspect, walk in shower cubicle off mains with sliding glass door, wash hand basin with mixer tap over and a low level WC. Tiled flooring and walls to wet areas with a tiled ledge, spotlight lighting, heated towel rail and shaving power points.

#### BEDROOM FOUR 2.8m x 2.5m (9'2" x 8'2" )

Double glazed window to front aspect with fitted blinds, radiator and power points.

#### BATHROOM 2.5m x 1.6m (8'2" x 5'2" )

Double glazed obscured window to side aspect, panelled bath with taps

and shower off mains over, wash hand basin with mixer tap over and a low level WC. Tiled flooring and walls to wet areas with a tiled ledge and wall mounted mirror inset, spotlight lighting and a heated towel rail.

### SECOND FLOOR

#### LANDING 2.2m x 2m (7'2" x 6'6" )

Doors leading to second floor rooms, airing cupboard and power points.

#### BEDROOM TWO 4.7m x 3.3m (15'5" x 10'9" )

Double glazed window boasting countryside views to rear aspect, fitted wardrobe with sliding doors, ceiling fan, radiator and power points.

#### BEDROOM THREE 4.1m x 2.7m (excluding wardrobes) (13'5" x 8'10" (excluding wardrobes) )

Double glazed window to front aspect with fitted blinds, fitted wardrobes with sliding mirrored doors, ceiling fan, radiator and power points.

#### BATHROOM 2.3m x 1.9m (7'6" x 6'2" )

Double glazed obscured window to side aspect, walk in shower cubicle off mains with sliding glass door, wash hand basin with mixer tap over and a low level WC. Tiled flooring and walls to wet areas with a tiled ledge, spotlight lighting and a heated towel rail.

### EXTERIOR

#### FRONT OF PROPERTY

Laid to tarmac driveway for two vehicles accessed via dropped kerb and allowing access to garage, well stocked flower beds with variety of plants and shrubbery.

#### REAR GARDEN

Mainly laid to lawn with surrounding flower bed hosting a variety of trees and shrubbery. Patio area for outdoor dining, outside tap, mainly fenced boundaries and gated side access.

#### GARAGE 5.9m x 3.2m (19'4" x 10'5" )

Up and over garage door to front and pedestrian door to rear garden. Power points and lighting.

### TENURE

This property is freehold

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

There is an estate charge payable of £243.73 per annum.

Local authority: Bath and North East Somerset

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

