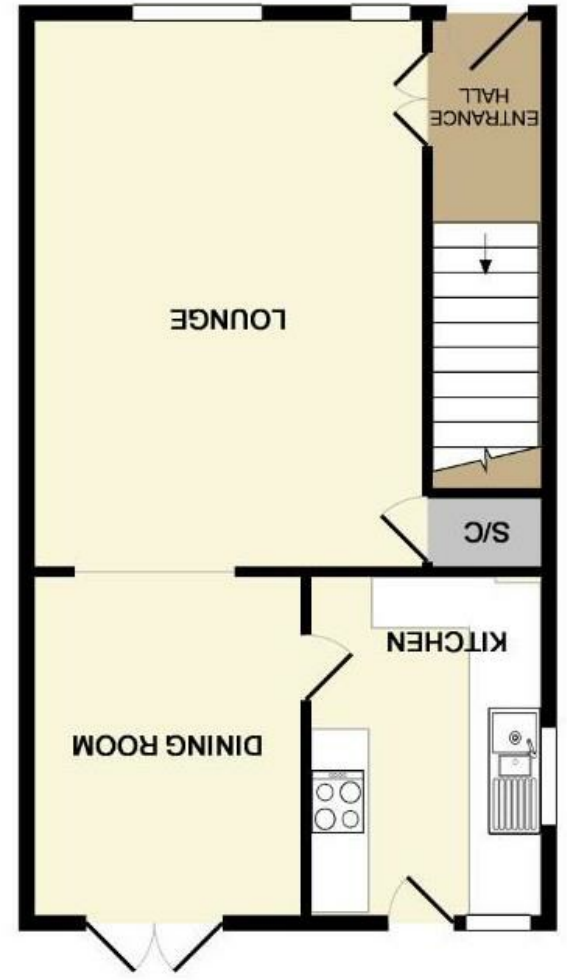
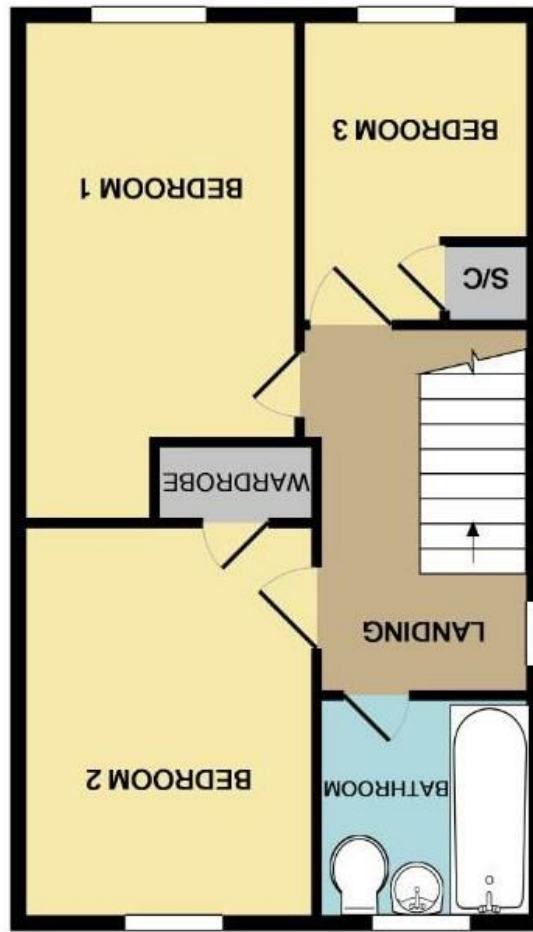




GROUND FLOOR



1ST FLOOR



Council Tax Band: C | Property Tenure:

FANTASTIC PROPERTY LOCATED IN THE EVER POPULAR LONGWELL GREEN AREA!! AVAILABLE 20th August 2026! Be sure to view this amazing property as it will definitely be snapped up quickly!! This great property is located close to local shops, restaurants, cafes, a good primary school, a modern cinema complex, gym and leisure centre, the A4174 ring road and regular bus routes into Bristol and Bath. The property comprises; an entrance hallway, large open lounge leading to dining area and a fitted kitchen with an electric oven, hob and extractor fan. Upstairs there are two double bedrooms and a single. In addition, there is a modern family bathroom with a shower over the bath. The property also benefits from; fully double glazed windows, gas central heating, an enclosed large private back garden and off street parking for two cars!! Offered Unfurnished!! No Students, Sharers or Smokers!! Available 20th August 2026!!

Council Tax Band: c
Holding Deposit 1 week : £345
Dilapidations Deposit 5 weeks : £1725

AWARD WINNING AGENT



Front/Parking

Off Road parking for two vehicles.

Entrance hall

6'7" x 3'5" (2.031 x 1.044)

Wooden flooring, coat hooks and burglar alarm controls.

Lounge

12'4" max x 13'3" (3.773 max x 4.039)

Spacious living area with multiple power and TV points.

Dining Room

10'10" x 7'11" (3.309 x 2.415)

Light spacious room with double doors leading to the garden.

Kitchen

7'6" max x 11'4" into door (2.288 max x 3.477 into door)

Modern fitted kitchen with ample storage and spaces for white goods.

Dishwasher will be gifted

Stairs

12'1" max x 2'10" (3.708 max x 0.882)

With window to the side

Landing

5'10" n/t 2'8" x 8'4" (1.792 n/t 0.829 x 2.556)

Modern decor with access to all rooms.

Bathroom

6'1" x 6'1" (1.876 x 1.856)

Modern grey and white suite, with w/c, basin, bath and plumbed shower over the bath.

Bedroom 1

13'7" x 8'9" (4.165 x 2.684)

Spacious double bedroom to front of property with built in double wardrobe.

Bedroom 2

Good sized second double bedroom with built in storage.

Bedroom 3

9'11" n/t 7'1" x 6'5" n/t 3'1" (3.036 n/t 2.161 x 1.973 n/t 0.945)

A good sized single room, ideal child's bedroom or home office.

Rear Garden

With patio area and lawn, side access and a shed included.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	88
England & Wales	EU Directive 2002/91/EC	

