



6 Augustus Avenue, Keynsham, Bristol, BS31 2FJ
£1,650 PCM



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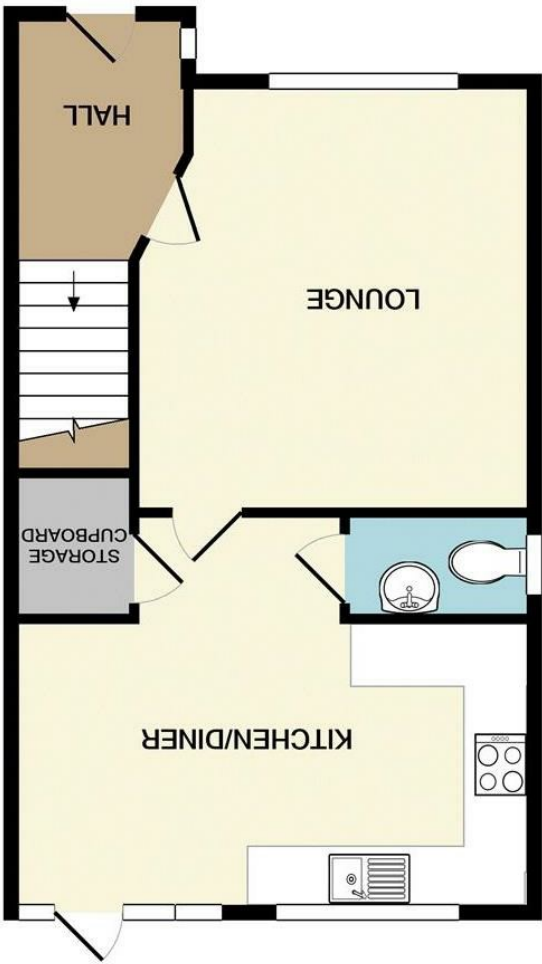
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The Important Bit!

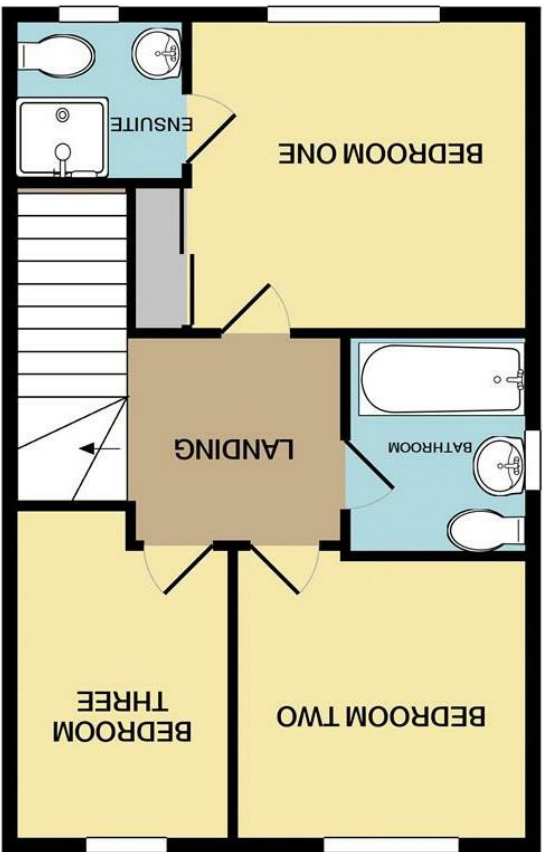
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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GROUND FLOOR



1ST FLOOR





Council Tax Band: C | Property Tenure:

This GORGEOUS 3 bedroom property WITH GARAGE situated on the much talked about Somerdale development located on the old Cadbury site in Keynsham which is a vibrant town with a mix of old world character and new world convenience. The Somerdale site is located within a 3 MINUTE WALK of KEYNSHAM TRAIN STATION which links to both Bristol Temple Meads and Bath making it a fantastic location for those that work in either centre but prefer a more suburban lifestyle. Accommodation comprises: entrance hall, lounge, high spec kitchen diner with built in full size fridge freezer, washing machine, dishwasher, electric oven and gas hob. Downstairs WC and generous under stair storage room. Upstairs you'll discover a wonderful main bedroom with built in double mirrored wardrobe and gorgeous ensuite shower room, a good size double 2nd bedroom and a larger than average 3rd bedroom. Outside there is a large garden and garage with parking to the front. Other benefits include: Gas Central Heating, full uPVC double glazing and BT fibre optic. Available NOW!! Not suitable for students, sharers or smokers.

Council Tax Band C
Holding Deposit 1 week : £380.77
Dilapidations Deposit 5 weeks : £1903.85

AWARD WINNING LETTING AGENT



Hallway
5'7 x 7'5 (1.70m x 2.26m)

Lounge
12'1 x 13'7 (3.68m x 4.14m)

Cloakroom
6'0 x 3'0 (1.83m x 0.91m)
Comprising of WC and wash hand basin

Kitchen / Diner
15'4 x 9'3 (4.67m x 2.82m)
Including electric oven, gas hob and extractor.
Also integrated fridge/freezer, washing machine and dishwasher

Bedroom One
9'7 x 9'2 (2.92m x 2.79m)
Double wardrobe

Ensuite
5'4 x 5'6 (1.63m x 1.68m)
Comprising of WC, wash hand basin and shower cubicle.

Bedroom Two
8'6 x 10'8 (2.59m x 3.25m)

Bedroom Three
6'5 x 11'6 (1.96m x 3.51m)

Bathroom
5'5 x 6'6 (1.65m x 1.98m)
Suite comprising of WC, wash hand basin and bath

Garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	80	
(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	

