



26 MAXIMUS GARDENS
KEYNSHAM
BRISTOL
BS31 2GX
£400,000

Positioned within the ever popular Somerdale development, only a short walk to Keynsham High Street & Train Station can be found this three bedroom property, presented to an immaculate order.

Externally the property offers a sunny rear garden enjoying a southerly orientation, complete with pedestrian access. Parking is by way of a single garage and driveway, with the driveway allowing for two vehicles.

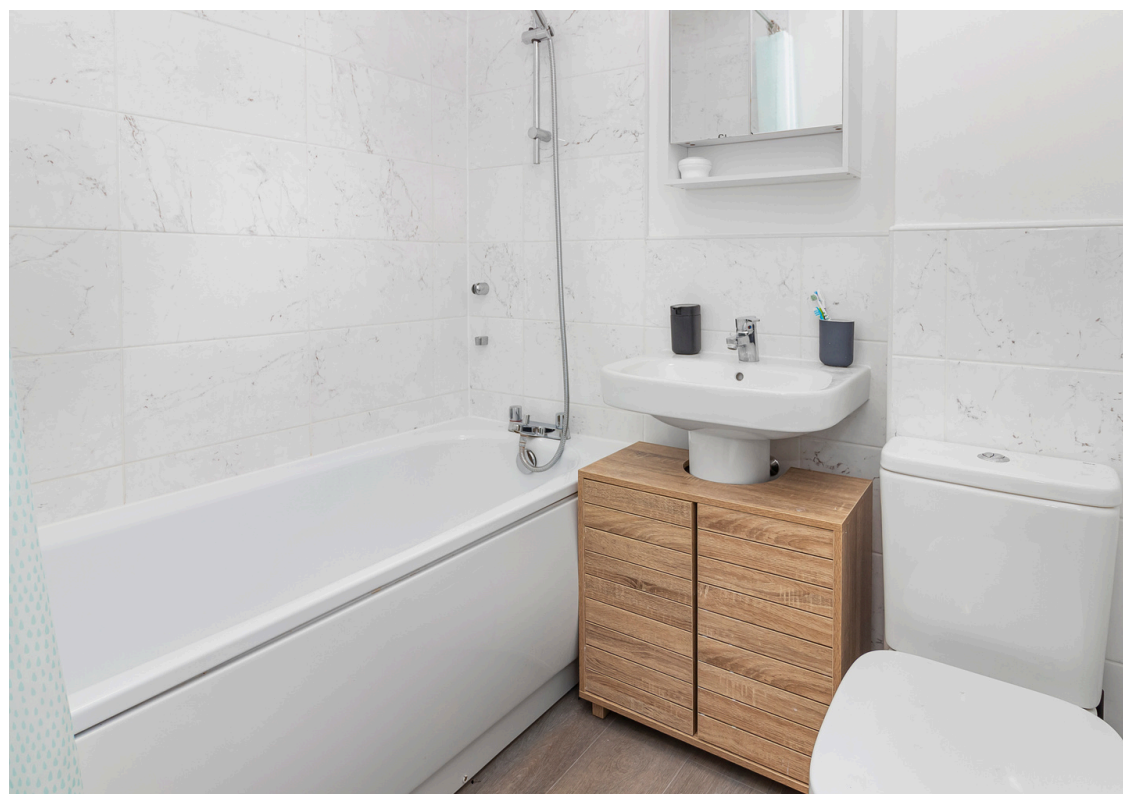
Internally the accommodation presents to an excellent order. The entrance door leads to the hallway, where stairs lead to the first floor and a doorway leading to the lounge. The lounge is a comfortable room, spacious in proportions, overlooking the front aspect. An internal lobby then leads to a large storage cupboard, a cloakroom and the kitchen / diner. The kitchen / diner sits proudly to the rear of the property, with views and direct access via the 'French' doors to the rear garden. The kitchen comprises numerous built in wall and base units, integrated appliances and a generous expanse of work surfaces.

To the first floor all three bedrooms are generously proportioned, with two double bedrooms and a lovely third room - a good sized single bedroom. The principle bedroom boasts en-suite shower facilities, whilst the family bathroom can be found from the landing. Both bathrooms comprises contemporary three piece white suites.

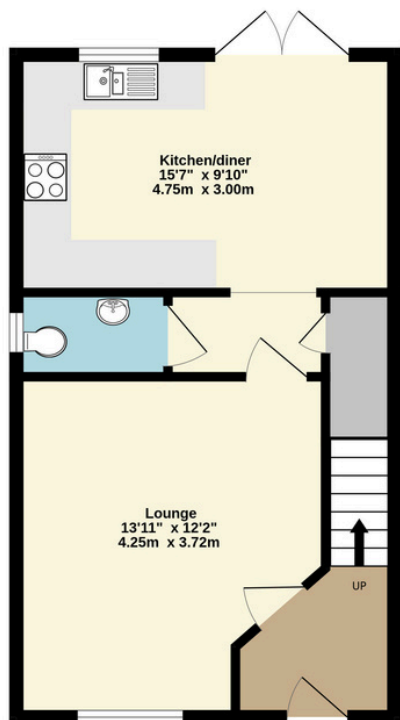
Somerdale has matured into the 'go to' development for those seeking ease of access to Train Station, whilst also offering a café, restaurant, leisure facilities, a primary school and lovely open countryside walks on your doorstep. This three bedroom home provides the perfect opportunity for those looking to enjoy all that is on offer.



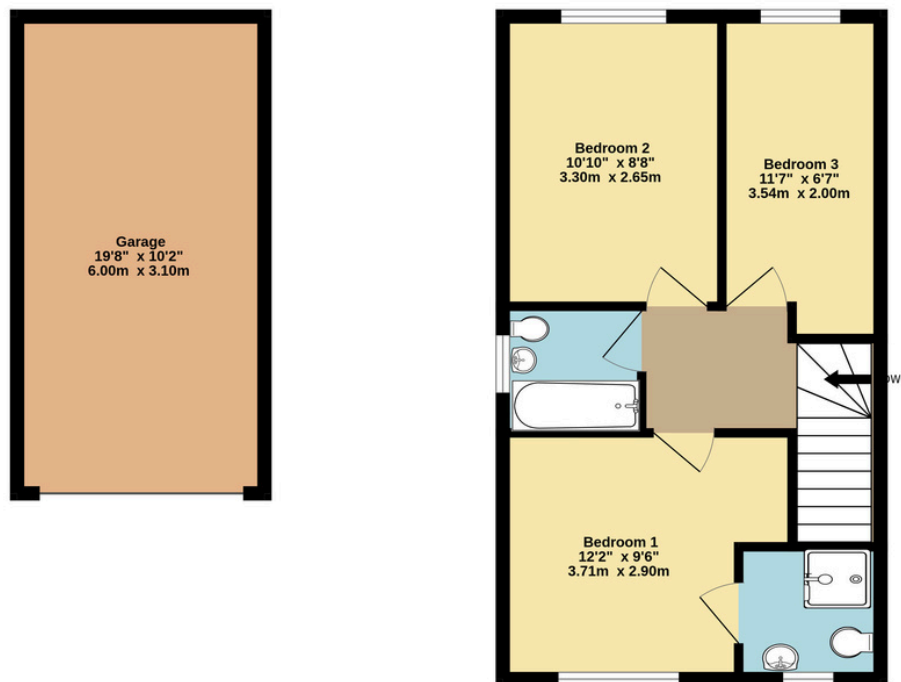




Ground Floor
626 sq.ft. (58.2 sq.m.) approx.



1st Floor
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.7 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)

26, Maximus Gardens Keynsham BRISTOL BS31 2GX	Energy rating	Valid until: 10 June 2030
	B	Certificate number: 9098-0065-7346-6650-9234

Property type: Mid-terrace house
Total floor area: 79 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B. It has the potential to be A.

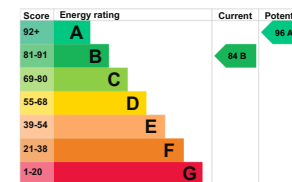
[See how to improve this property's energy efficiency.](#)

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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