



71 AUGUSTUS AVENUE
KEYNSHAM
BRISTOL
BS31 2FH
£410,000

Presented to an exemplary standard, this semi-detached property exudes character and charm and presents as an excellent opportunity for any professional couple or young family. Internally the property has been enhanced since its original build circa 2017 with the current owners adding their stamp to this modern home.

A porch and hallway provides a welcoming entrance with stairs leading to the first floor and doorway leading to the lounge. The lounge is positioned to the front of the property and provides a lovely separate reception room with generous room proportions. An internal lobby leads to the downstairs cloakroom, an under stairs storage cupboard with a large opening to the full width kitchen / diner. The kitchen is positioned to the rear of the property with views and direct access to the garden. A large selection of contemporary wall and base units provide a wealth of storage with a selection of built in appliances.

To the first floor can be found three bedrooms, all of which are useable bedrooms. The two smaller bedrooms are positioned to the rear of the property, with the principal bedroom overlooking the front aspect and benefitting en-suite shower facilities. Completing the accommodation is the main family bathroom, which like the en-suite, comprises a modern, three piece white suite.

Externally the property benefits a driveway providing off street parking for two vehicles with an easy maintenance front garden. Side pedestrian access leads to a landscaped rear garden complete with a paved and decked seating areas.

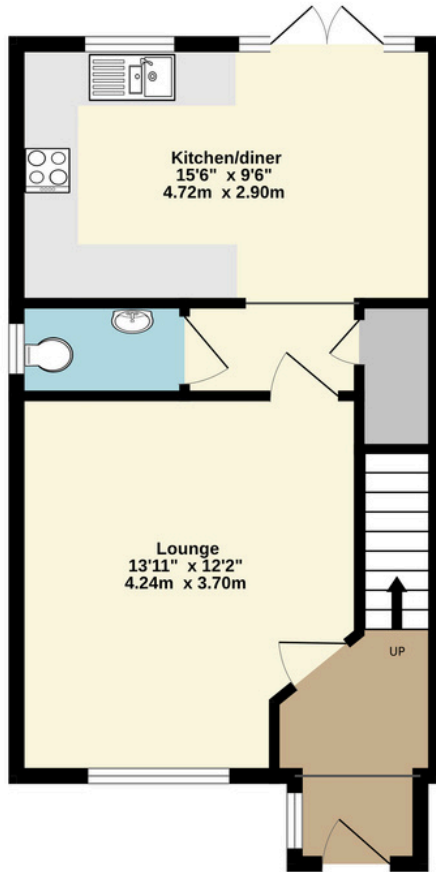
Constructed by Messrs Taylor Wimpey, 'Somerdale' has matured into a popular residential development benefiting an array of facilities, not only on site, but within a short walk from the property. On site, residents can enjoy the highly regarded primary school, 'B' Block Café and The Pavilion with its array of sports facilities. Lovely countryside walks surround the development, whilst Keynsham High Street and Train Station can be found only a short walk away.



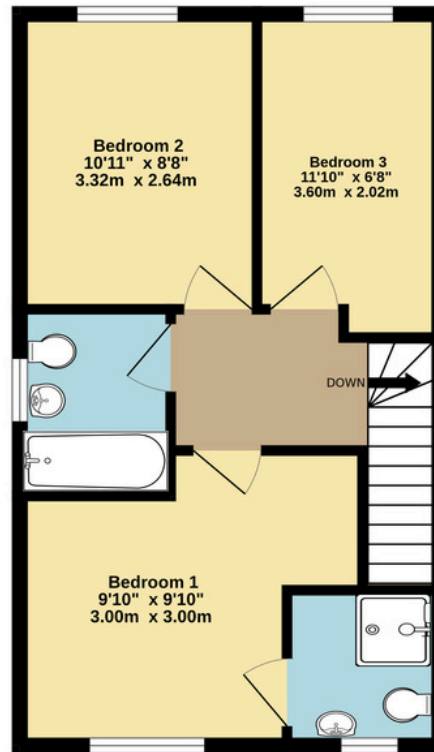




Ground Floor
433 sq.ft. (40.2 sq.m.) approx.



1st Floor
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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)

71, Augustus Avenue
Keynsham
BRISTOL
BS31 2FH

Energy rating
B

Valid until: 20 September 2026
Certificate number: 8004-7692-2739-2027-5163

Property type: Semi-detached house
Total floor area: 80 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.

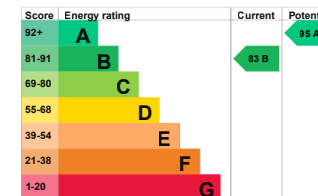
[See how to improve this property's energy efficiency.](#)

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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