



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/draind 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.

The Important Bit!

Don't forget to register and stay ahead of the crowd.

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See all of our amazing properties and get lots of help at!

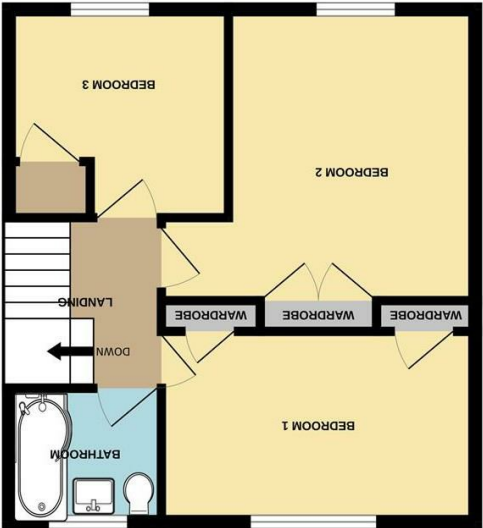
28 Ellacombe Road, Bristol, BS30 9BA

info@bluesky-property.co.uk

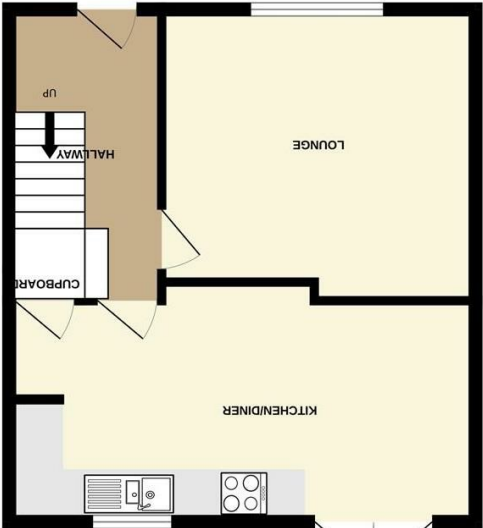
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



1ST FLOOR
423 sq. ft. (39.3 sq.m.) approx.



GROUND FLOOR
422 sq. ft. (39.2 sq.m.) approx.

TOTAL FLOOR AREA : 845 sq. ft. (78.6 sq.m.) approx.
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Council Tax Band: B | Property Tenure:

BEAUTIFULLY DECORATED MODERN 3 BEDROOM FAMILY HOME!! We are delighted to offer for let this fantastic fully renovated three bedroom family home located on Winscombe Close in Keynsham. The property is ideally located close to Schools, Keynsham High Street with its abundance of shops and amenities, ring road connections and train station. The landlord has improved and maintained this home to a very high standard making this home comfortable to live in!! The accommodation comprises: entrance hall, lounge, diner and kitchen offering access to the rear garden. On the first floor can be found the main bedroom, bedroom two being a further double bedroom, bedroom three is a good size single and family bathroom.

The property also benefits from; fully double glazed windows, gas central heating, an enclosed large private back garden and off street parking to the front !! Offered Unfurnished!! No Students, Sharers, Smokers or Pets!! Available End of May!! Sure to attract quick interest, call today to arrange your viewing!!

Council Tax Band: B
Holding Deposit 1 week : £357.69
Dilapidations Deposit 5 weeks : £1788.45
Variation of Contract fee : £50
AWARD WINNING AGENT



Hallway
6'2 x 12'3 max (1.88m x 3.73m max)
Cupboard under the stairs housing a show rack

Lounge
13'2 x 12'3 (4.01m x 3.73m)

Kitchen / Dining Area
21'1 x 9'4 (6.43m x 2.84m)
Including electric oven, hob and extractor fan
French doors to garden

Landing
7'7 x 6'3 (2.31m x 1.91m)

Bedroom One
13'2 x 8'0 (4.01m x 2.44m)
Comprising of 2 built in wardrobes

Bedroom Two
13'2 x 11'10 max (4.01m x 3.61m max)
With an built in wardrobe

Bedroom Three
9'5 x 8'3 (2.87m x 2.51m)
With a single wardrobe / cupboard.

Bathroom
6'6 x 5'6 (1.98m x 1.68m)
Comprising of WC, wash hand basin and bath with shower over

Parking
Parking for one car to the front

Garden



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		
England & Wales	EU Directive 2002/91/EC	83

