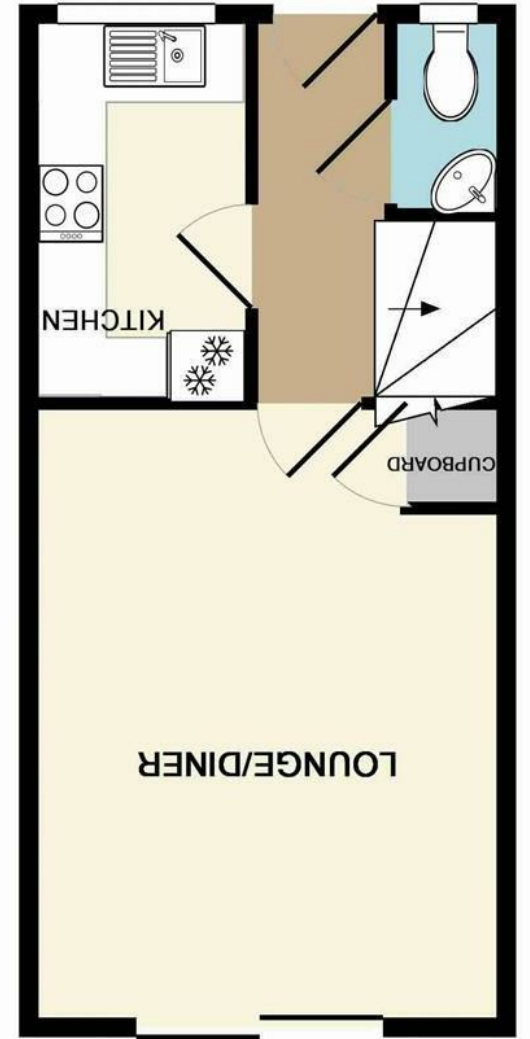
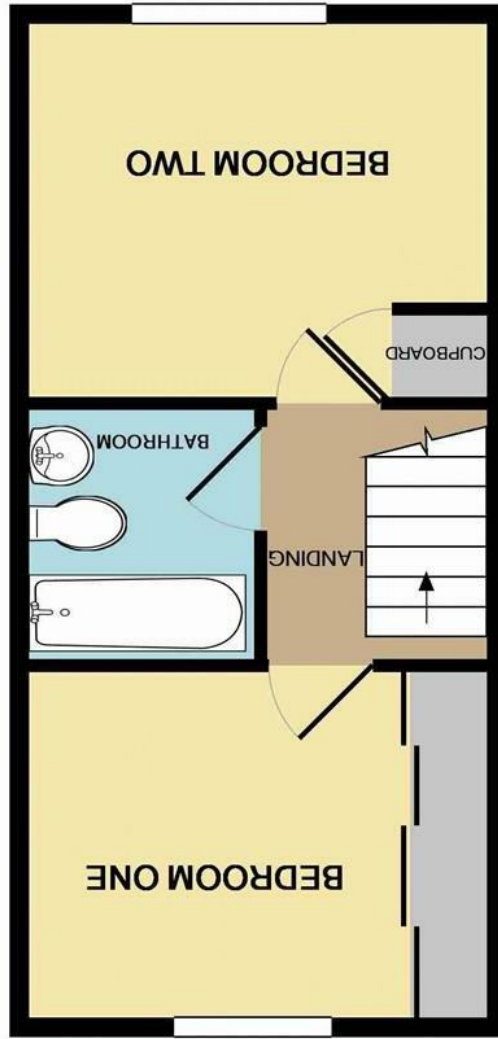


GROUND FLOOR



1ST FLOOR



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/drainaged 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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[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



33 Constable Close, Keynsham, Bristol, BS31 2UN

£895 PCM







Council Tax Band: C | Property Tenure:

**\*\*\* MODERN 2 BEDROOM HOUSE IN KEYNSHAM!\*\*\*** Rarely on the rental market a modern 2 bedroom terraced house located in Keynsham. The property comprises of hallway, downstairs WC, Kitchen with integrated electric oven and gas hob. Lounge/diner with patio doors leading to a rear garden. Upstairs there are two double bedrooms - the master of which boast full width, mirrored wardrobes and a bathroom with shower over the bath. Complete with gas central heating and allocated parking for 2 cars. Offered unfurnished and available early November. Keynsham is extremely popular as it offers excellent local amenities and transport links to both Bath & Bristol. Not suitable for pets or smokers. AWARD WINNING ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



**Hallway**  
3'0" x 9'9" (0.91 x 2.97)

**WC**  
2'6" x 5'0" (0.76 x 1.52)  
With Basin and WC

**Kitchen**  
5'7" x 9'8" (1.70 x 2.95)  
Including integrated electric oven and gas hob and fridge/freezer

**Lounge**  
12'0" x 15'7" (3.66 x 4.75)  
Understairs cupboard

**Bedroom One**  
9'5" (to wardrobe door) x 9'8" (2.87 (to wardrobe door) x 2.95)  
With built-in mirrored wardrobes

**Bedroom 2**  
12'0" x 9'4" (3.66 x 2.84)  
Built in cupboard housing hot water cylinder

**Bathroom**  
5'5" x 6'0" (1.65 x 1.83)  
Comprising of 3 piece white bathroom with with WC, wash hand basin, bath with shower over.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

