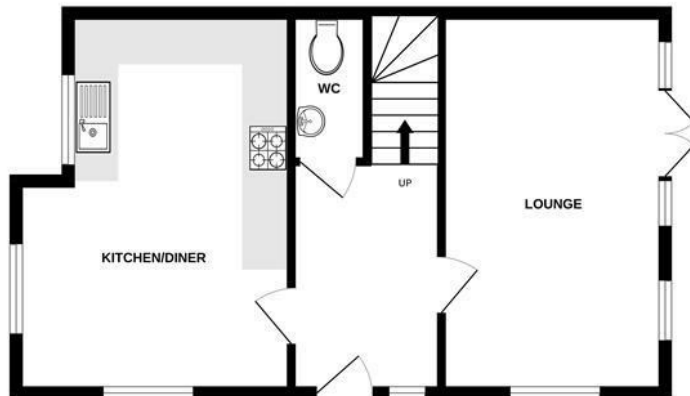
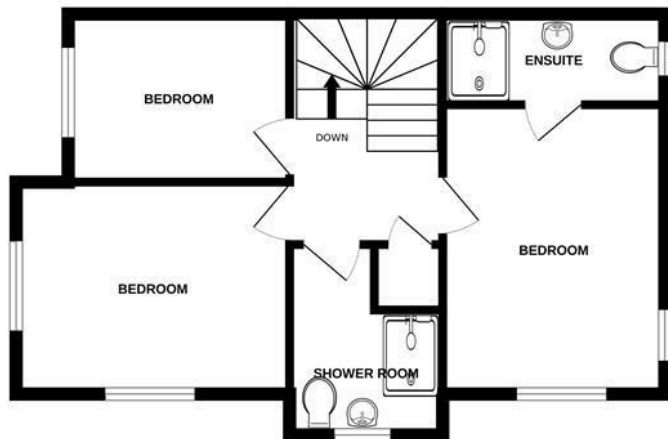


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 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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 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
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# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
 Tel: 0117 9863681 email: keynsham@daviesandway.com

89 Augustus Avenue, Keynsham, Bristol, BS31 2FH



£425,000

A bright an airy three bedroom semi detached home located on a popular modern estate.

- Entrance hallway ■ Lounge ■ Kitchen/Dining room ■ WC ■ Three bedrooms ■ En suite shower room ■ Family shower room ■ Gardens ■ Garage ■ Off street parking





# 89 Augustus Avenue, Keynsham, Bristol, BS31 2FH

A good example of the popular "Hendy" style home located in a corner plot within the heart of the highly sought after Somerdale development. This delightful home offers modern accommodation throughout and is well suited to both young families and couples alike.

Internally the ground floor boasts a roomy entrance hallway with stairs rising to the first floor and doors leading to the remaining ground floor accommodation which consists of a full width lounge with direct access to the garden, a fully fitted kitchen/dining room with dual aspect windows and a useful WC. To the first floor, three generous bedrooms are found, with the master boasting the additional luxury of an en suite shower room while the remaining bedrooms are serviced by a family shower room.

Externally the property offers low maintenance front and side gardens that are mainly laid to lawn, while the rear has been landscaped with ease of maintenance in mind and offers an enclosed lawn, patio and storage shed. The property further benefits from a single garage located nearby and an allocated parking space.

Homes within Somerdale boast an idyllic setting in close proximity to High Street shops, amenities and Keynsham mainline railway station, in addition to all the facilities of 'The Chocolate Quarter' complex including a restaurant, pizzeria, doctor's surgery, gymnasium and spa and popular primary school.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE HALLWAY 3.3m x 2m (10'9" x 6'6")

Double glazed window to front aspect, radiator, power points, stairs rising to first floor landing, doors to rooms.

#### LOUNGE 5.1m x 3m (16'8" x 9'10" )

Dual aspect double glazed windows to front and side aspects, double glazed French doors to side aspect leading to garden, radiators, power points.

#### KITCHEN/DINING ROOM 5.1m x 3.8m (16'8" x 12'5" )

to maximum points. Dual aspect double glazed windows to front and side aspects, kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, range of integrated appliances including electric oven, four ring gas hob with stainless steel extractor fan over, integrated fridge, freezer, washing machine and dishwasher. Wall mounted gas combination boiler, power points, splashbacks to all wet areas. Dining area offering ample space for family sized dining table and benefitting from a radiator and power points.

#### WC 1.8m x 1m (5'10" x 3'3" )

Modern matching three piece suite comprising wash hand basin with mixer tap over and low level WC. Radiator, extractor fan, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 2.3m x 2.1m (7'6" x 6'10" )

Access to loft via hatch, built in storage cupboard, power points, doors leading to rooms.

#### BEDROOM ONE 3.9m x 3.1m (12'9" x 10'2" )

Dual aspect double glazed windows to front and side aspects, radiator, power points, door leading to en suite shower room.

#### EN SUITE SHOWER ROOM 3.1m x 1.2m (10'2" x 3'11" )

Obscured double glazed window to side aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and oversized walk in shower cubicle with electric shower over. Radiator, extractor fan, tiled splashbacks to all wet areas.

#### BEDROOM TWO 3.7m x 2.9m (12'1" x 9'6" )

Dual aspect double glazed windows to front and side aspects, radiator, power points.

#### BEDROOM THREE 3m x 2.2m (9'10" x 7'2" )

Double glazed window to side aspect, radiator, power points.

#### SHOWER ROOM 2.5m narrowing to 1.9m x 1.8m (8'2" narrowing to 6'2" x 5'10" )

Obscured double glazed window to front aspect, modern matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and oversized walk in shower cubicle with shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with wall, shrub and fenced boundaries, flower beds, path leading to front door.

#### GARDEN

Low maintenance front garden laid to level lawn with wall and shrub boundaries, patio, flower beds, storage shed, gated path leading to front of property.

#### GARAGE

Single garage located nearby within a block and accessed via an up and over door.

#### OFF STREET PARKING

Allocated off street parking space for one vehicle located adjacent to the garage.

#### TENURE

This property is freehold. Prospective purchasers are to be aware that an estate charge is payable of £204.12 per annum.

#### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band C according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

[https://www.gov.uk/guidance/using-coal-mining-information#coal-](https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer)

[authority-interactive-map-viewer](https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer)

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

[https://www.bristol.gov.uk/residents/planning-and-building-](https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas)

[regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas](https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas)

