

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, 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!

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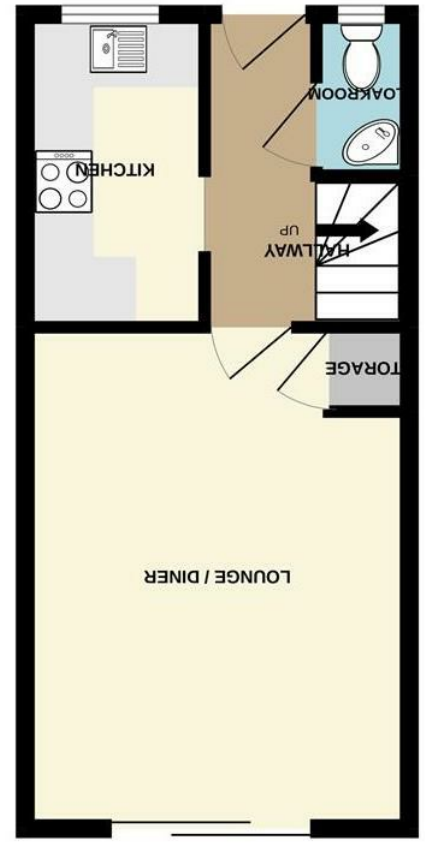
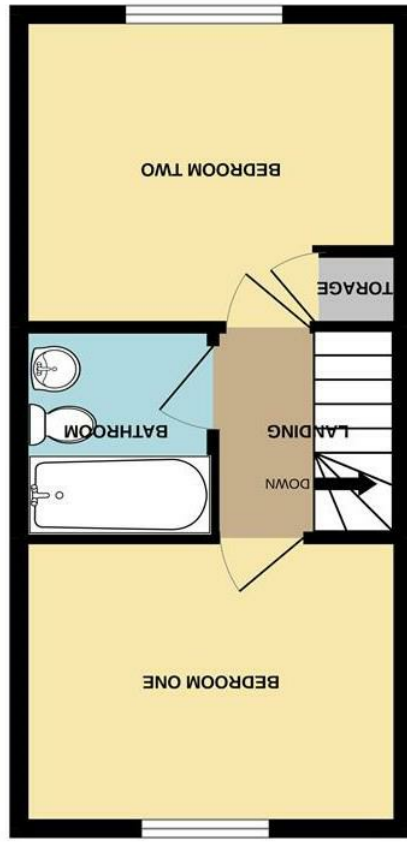
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Get in touch to arrange a viewing!

Like what you see?



33 Constable Close, Keynsham, Bristol, BS31 2UN

£1,395 PCM





Council Tax Band: C | Property Tenure:

MODERN 2 BEDROOM HOUSE IN KEYNSHAM!! OFFERED UNFURNISHED!! AVAILABLE EARLY JULY 2026!! Rarely on the rental market a modern 2 bedroom terraced house located on a quiet cul-de-sac on Constable Close in Keynsham. An extremely popular location as it offers excellent local amenities and transport links to both Bath & Bristol. The accommodation comprises; entrance hallway, cloakroom, kitchen with integrated electric oven and hob, lounge/diner with sliding patio doors to the rear garden on the ground floor. To the first floor you will find two double bedrooms and a 3 piece white bathroom suite. Externally the property boasts an enclosed rear garden and two tandem off street parking spaces. Further benefits include gas central heating & uPVC double glazing! Not suitable for students or smokers!

Council Tax Band: C
 Holding Deposit 1 week : £321.92
 Dilapidations Deposit 5 weeks : £1609.61

AWARD WINNING AGENT



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

Cloakroom
 2'6" x 5'0" (0.76 x 1.52)
 Includes wash hand basin and W.C.

Kitchen
 5'7" x 9'8" (1.70 x 2.95)
 Includes integrated electric oven with hob and extractor hood above

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

Landing

Bedroom 1
 11'11" x 9'8" (3.63m x 2.95m)

Bedroom 2
 11'11" x 9'4" (3.63m x 2.84m)
 Storage cupboard.

Bathroom
 5'5" x 6'0" (1.65 x 1.83)
 Includes bath with shower above, wash hand basin and W.C.

Rear Garden
Parking
 Two tandem off street parking spaces.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

