

The important bit! We have carefully prepared these particulars to provide you with a fair and reliable description of the property, are not part of an offer of contract, and we cannot guarantee their accuracy. All measurements given are approximate, and our floor plans 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 have not tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so please inspect them before you buy. We make no representations that the property is in good condition, or that it is suitable for your needs. You are advised to make your own independent checks prior to exchange of contracts. Please also be aware that services have been switched off/discharged/drawn prior to exchange of contracts. We make a formal offer that you need to come through or make a formal offer to us for us to provide proof of their ability to fund the purchase and intend to provide proof of ownership money laundering regulations and we ask you to negotiate with your solicitor in order to avoid delay in agreeing the sale.

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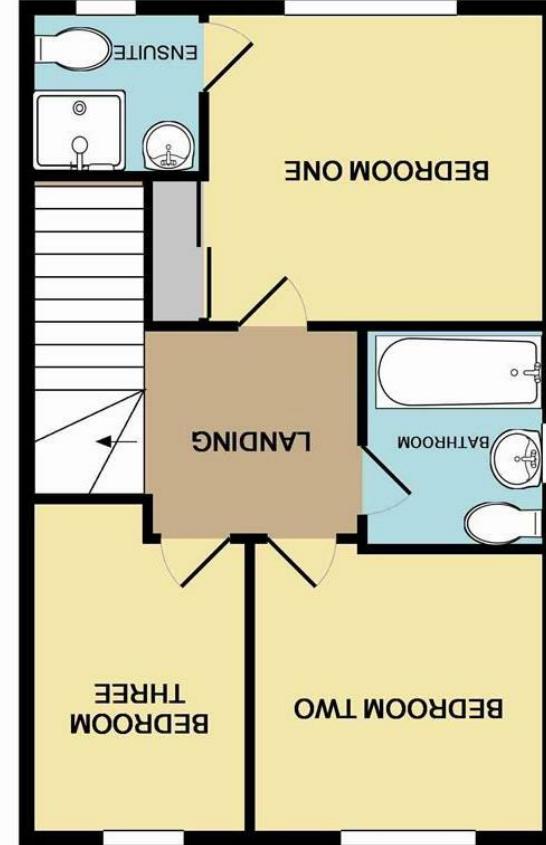
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Get in touch to arrange a viewing!

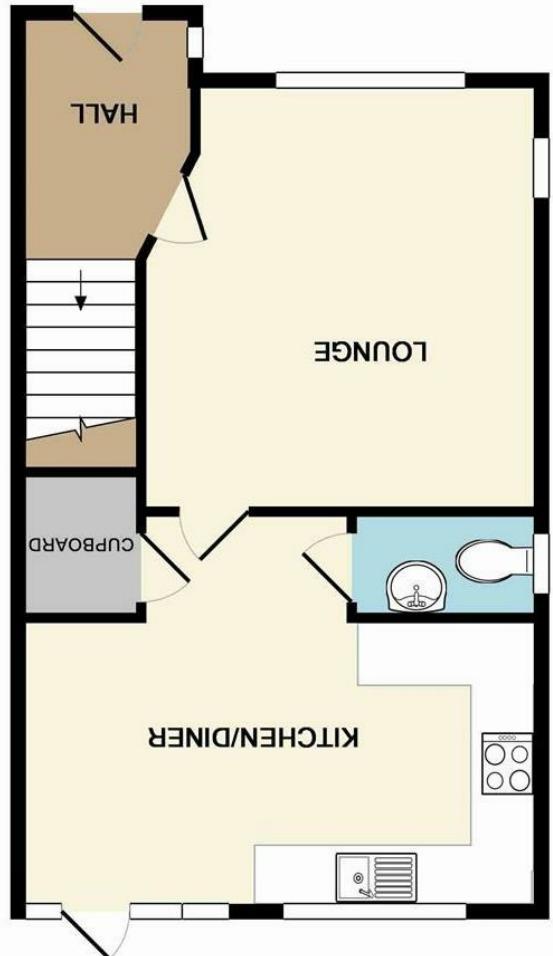
Like what you see?



1ST FLOOR



GROUND FLOOR





Council Tax Band: C | Property Tenure:

This GORGEOUS 3 bedroom property WITH GARAGE situated on the much talked about Somerdale development located on the old Cadbury site in Keynsham. The Somerdale site is located within a 3 MINUTE WALK of KEYNSHAM TRAIN STATION which links to both Bristol Temple Meads and Bath making it a fantastic location for those that work in either centre but prefer a more suburban lifestyle.

Accommodation comprises: entrance hall, lounge, high spec kitchen diner with built in full size fridge freezer, washing machine, dishwasher, electric oven and gas hob. Downstairs WC and generous under stair storage room. Upstairs you'll discover a large bedroom with built in double wardrobe and ensuite shower room, a good size double 2nd bedroom and a larger than average 3rd bedroom. Outside there is a large garden and garage with parking to the front. Other benefits include: Gas Central Heating, full uPVC double glazing and BT fibre optic.

Ideally suited to a family or couple!! Not suitable for students, smokers or sharers!! 1 Pet considered!! Available 10th January 2026 !! Offered unfurnished!

Council Tax Band: C  
Holding Deposit 1 week : £369.23  
Dilapidations Deposit 5 weeks : £1846.15

AWARD WINNING LETTING AGENT.



#### Hallway

5'7" x 7'5" (1.70 x 2.26)

#### Lounge

12'1" x 13'7" (3.68 x 4.14)

#### WC

6'0" x 3'0" (1.83 x 0.91)

Comprising of WC and wash hand basin

#### Kitchen / Diner

15'4" x 9'3" (4.67 x 2.82)

Including integrated electric oven, gas hob and extractor, fridge/freezer, washer/dryer and dishwasher

#### Bedroom One

9'7" x 9'2" (2.92 x 2.79)

Integrated wardrobe

#### Ensuite

5'4" x 5'6" (1.63 x 1.68)

3 piece white suite comprising of WC, wash hand basin and shower cubicle.

#### Bedroom Two

8'6" x 10'8" (2.59 x 3.25)

#### Bedroom Three

6'5" x 11'6" (1.96 x 3.51 (1.95 x 3.50))

#### Bathroom

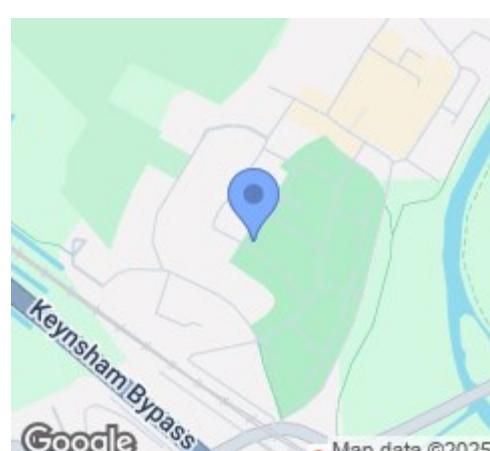
5'5" x 6'6" (1.65 x 1.98)

Comprising of a 3 piece white bathroom with WC, wash hand basin and bath



#### 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	



The Property  
Ombudsman



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PROTECTED



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PROTECTED