

18 SEVERUS STREET
KEYNSHAM
BRISTOL
BS31 2GD
£450,000



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ESTATE AGENTS

SITUATED IN A PRIME SPOT ON THE SOUGHT-AFTER SOMERDALE DEVELOPMENT, CAN BE FOUND THIS BRIGHT & SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY.

Constructed by Messrs Taylor Wimpey circa 2021, 'The Easdale' is a desirable style of home, offering a well balanced arrangement over two floors. Not only this, The Easdale boasts a corner plot position, benefitting from ample natural light due to the dual aspect windows, and larger than typical rear garden, in this instance, enjoying a southerly facing direction.

Internally the central hallway is the perfect entrance, spacious in nature and practical with a fitted storage cupboard. The lounge spans the full width of the property and sits to the front aspect. The kitchen / diner can be found to the rear of the property, bathed in natural light from the 'French' doors overlooking the attractive rear garden. A practical cloakroom, accessed from the hallway completes the ground floor. To the first floor three bedrooms can be found, two of which double in nature, with the primary bedroom offering a contemporary ensuite shower room. A galley landing gives access to each of the bedrooms, as well as to the three piece family bathroom. The property has been tastefully presented throughout, allowing any new owner to move in with ease and simply enjoy all of what Somerdale living has to offer.

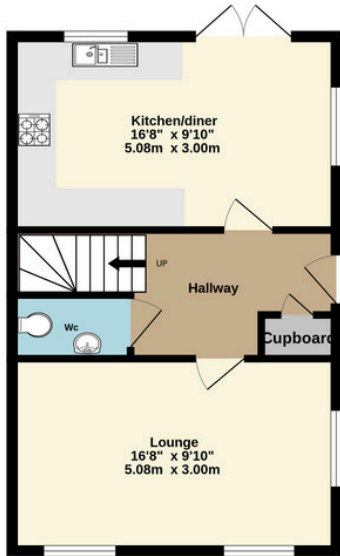
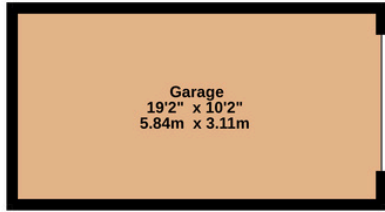
Externally, the property offers a south facing garden, perfect for the sun worshipers and benefits from gated rear access which leads to the single garage & driveway parking.

The Somerdale estate offers a thriving community, benefitting from on site leisure facilities, play park & modern primary school. Within a short stroll of Somerdale, Keynsham High Street, Railway Station & Memorial Park can be found, offering even more convenience on the doorstep. A desirable home on an ever popular modern development, an early viewing comes highly recommended

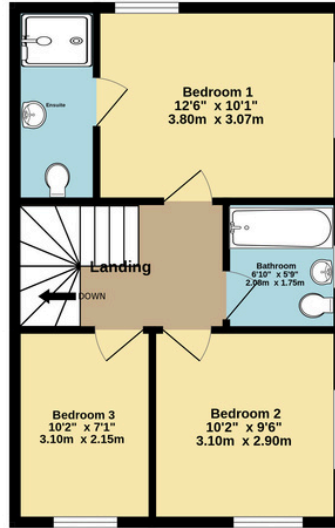




Ground Floor
644 sq.ft. (59.8 sq.m.) approx.



1st Floor
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 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.

Energy performance certificate (EPC)

18, Severus Street Keynsham BRISTOL BS31 2GD	Energy rating	Valid until:	25 July 2031
	B	Certificate number:	0310-3556-3030-2529-1271

Property type	End-terrace house
Total floor area	85 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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