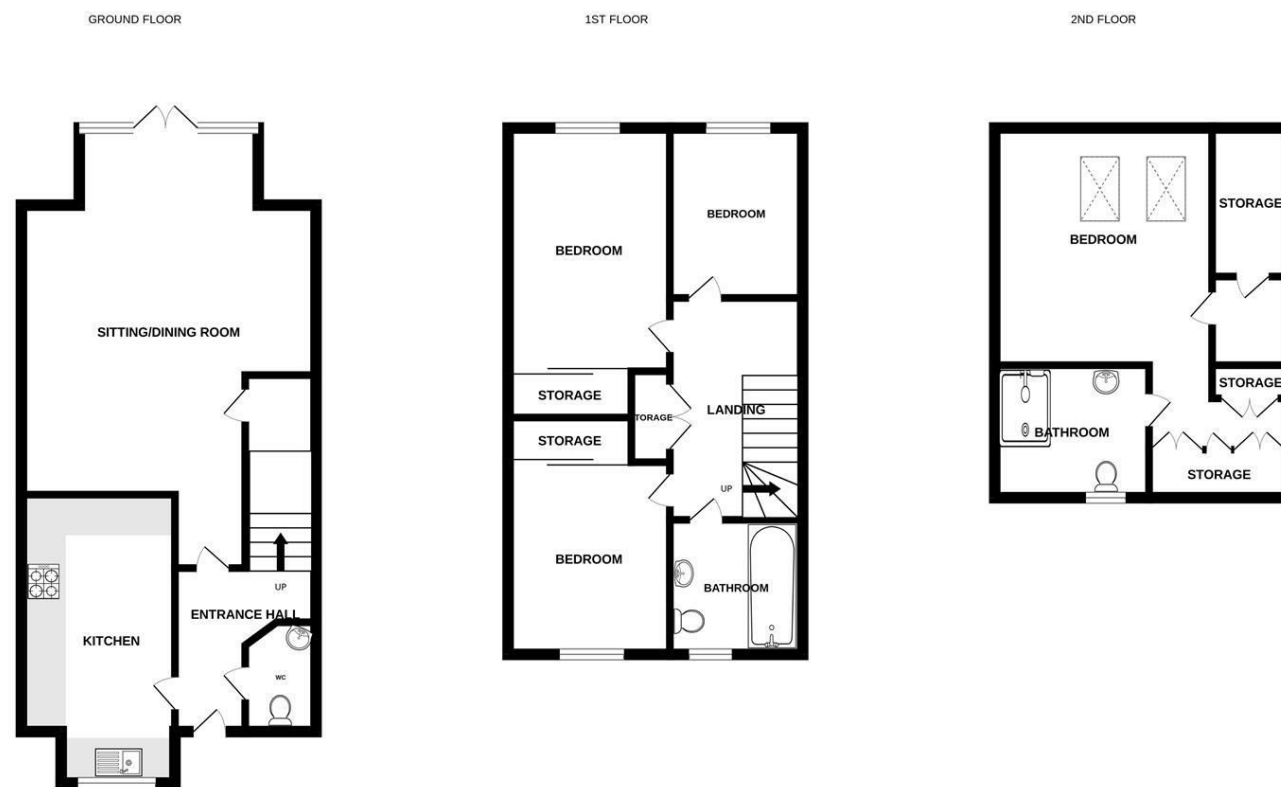


1 High Street, Keynsham, Bristol, BS31 1DP
 Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

102 Linnet Way, Keynsham, Bristol, BS31 2FP



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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£400,000

A welcoming and modern four bedroom semi detached home in the popular 'meadows' development in Keynsham.

- Semi detached ▪ Kitchen ▪ Living/dining room ▪ Four bedrooms ▪ Family bathroom ▪ En suite ▪ Garage ▪ Rear garden

www.daviesandway.com
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102 Linnet Way, Keynsham, Bristol, BS31 2FP

This four bedroom semi detached home has been designed and constructed with a bright and airy feeling throughout and boasts a modern fitted kitchen, contemporary bathroom, en-suite shower room and downstairs WC. The whole property is presented to a high standard throughout and offers the new owner the opportunity to take ownership of an excellently cared for home requiring the minimum amount of maintenance and up-keep.

Internally the property is entered via a welcoming hallway which leads to the kitchen and a spacious open plan reception room with french doors out to the garden. The ground floor further benefits from a downstairs WC. To the first floor there is a spacious landing which leads to three bedrooms, and a contemporary family bathroom. The master bedroom is to the second floor and benefits from built in wardrobes and en-suite shower room.

Externally the home enjoys low maintenance garden, single garage and a driveway for two cars.

INTERIOR

ENTRANCE HALLWAY 2m x 1.1m (6'6" x 3'7")

UPVC entrance door into hallway, access to all ground floor rooms, staircase to first floor, Amtico flooring, radiator and power points.

LIVING ROOM 5.7m x 4.6m (18'8" x 15'1")

UPVC double glazed French doors and windows to rear garden, built in understair storage cupboard, Amtico flooring, radiators and power points.

KITCHEN 4.5m x 2.4m (14'9" x 7'10")

UPVC double glazed window to front aspect, Amtico flooring, matching wall and base units with built in AEG appliances including a fridge freezer, dishwasher, double oven, gas hob, washing machine and wine fridge.

WC 1.7m x 0.8m (5'6" x 2'7")

Wash hand basin with mixer tap and tiled splash backs, Amtico flooring, WC and radiator.

LANDING 3.1m x 1.9m (10'2" x 6'2")

Access to all first floor rooms, stairs to second floor, built in storage cupboard and power points.

BEDROOM TWO 3.8m x 2.5m (12'5" x 8'2")

UPVC double glazed window to rear aspect, built in mirrored wardrobes, radiator and power points.

BEDROOM THREE 3m x 2.5m (9'10" x 8'2")

UPVC double glazed window to rear aspect, built in mirrored wardrobes, radiator and power points.

BEDROOM FOUR 2.7m x 1.9m (8'10" x 6'2")

UPVC double glazed window to rear aspect, radiator and power points.

BATHROOM 2.1m x 1.9m (6'10" x 6'2")

Obscured double glazed window, bath with shower overhead and glass panel, WC, hand basin with mixer tap, tiled splash backs.

LANDING 2m x 3.1m (6'6" x 10'2")

Access to main bedroom, built in storage cupboard.

BEDROOM ONE 5.5m x 3.4m (18'0" x 11'1")

Velux windows, built in mirrored wardrobes, access to loft via hatch, access to en suite, radiator and power points.

EN SUITE 2.5m x 1.9m (8'2" x 6'2")

Obscured double glazed window, wash hand basin with mixer tap over, WC, walk in shower with tiled splash backs, radiator and shaving power points.

EXTERIOR

FRONT OF PROPERTY

Steps to front door of property, driveway for two cars and garage.

REAR GARDEN

Mainly laid to lawn, fenced boundaries, door access to garage, gated side access to driveway.

GARAGE 5.5m x 3m (18'0" x 9'10")

Door into garage from garden, power points and lighting.

TENURE

This property is freehold. An estate charge of £160 per annum is payable. 6 years remaining on the NHBC.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D 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.gov.uk/>

Flood Risk

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

Coal Mining and Conservation Areas

<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-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

