

102 LINNET WAY
KEYNSHAM
BRISTOL
BS31 2FP
£400,000



GREGORYS
ESTATE AGENTS

Constructed by Messrs 'Barratt Homes' circa 2020 and benefitting from 6 years remaining on the NHBC, is this four bedroom family home. Boasting spacious accommodation over three floors and presented to a good decorative standard, this particular style of home is popular with growing families and professional couples alike.

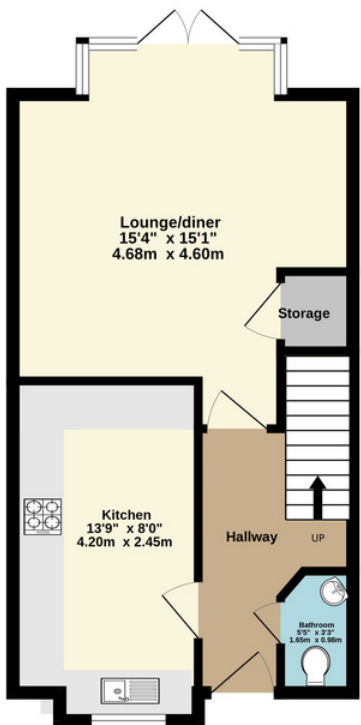
Externally the property benefits plentiful of parking via the single garage and driveway found adjacent to the property, whilst the enclosed rear garden enjoys a sunny, southerly aspect. Internally an entrance hallway leads to a contemporary fitted kitchen with room for a breakfast bar/table. A cloakroom can be found, again accessed via the hallway, whilst the main reception room is perfectly positioned at the rear of the property, with direct access and views of the south facing garden.

The upper two floors comprise four generously sized bedrooms, a family bathroom and en-suite. Both the en-suite and bathroom comprise modern, three piece white suites. The principle suite occupies the entirety of the top floor and impresses with a real 'wow factor. Vaulted ceilings and 'Velux' windows only add to the sense of space, whilst fitted wardrobes and the en-suite come together to make this a truly wonderful main bedroom.

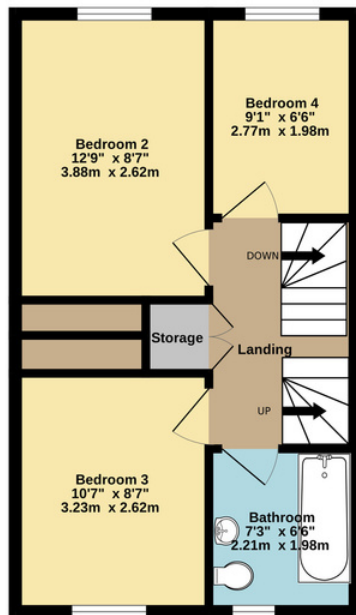




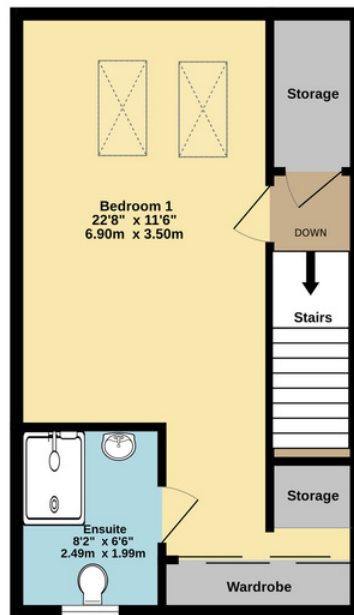
Ground Floor
429 sq.ft. (39.9 sq.m.) approx.



1st Floor
402 sq.ft. (37.3 sq.m.) approx.



2nd Floor
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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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Energy performance certificate (EPC)

102, Linnet Way Keynsham BRISTOL BS31 2FP	Energy rating B	Valid until: 9 September 2029
	Certificate number: 9408-7069-7341-6261-5940	

Property type	Semi-detached house
Total floor area	120 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.

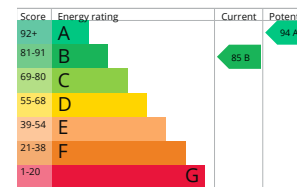
[See how to improve this property's energy efficiency.](#)

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



0117 986 6644

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