

98 LINNET WAY
KEYNSHAM
BRISTOL
BS31 2FP
£360,000



GREGORYS
ESTATE AGENTS

A smart, three bedroom semi-detached property benefitting numerous benefits, none more so than a stunning, west facing rear garden, a larger than average single garage and parking.

Positioned to the fringes of Keynsham and surrounded by beautiful open countryside, can be found 'Bilbie Green'. A modern development constructed by Messrs 'Barratt Homes' circa 2016. Set in what was the original first phase of the development, the property can be found to the entrance and the outskirts of the development.

This particular style of home and proven to be one of the most popular, due to its spacious ground floor accommodation, which with this family home is bathed in natural light, due to its sunny orientation to the rear aspect.

Internally the property is accessed via an entrance hallway with stairs leading to the first floor and access to a handy downstairs cloakroom and door to the lounge. The lounge is positioned to the front of the property, comfortable in size and offering a lovely family living space. The kitchen / diner is positioned to the rear of the property with views and direct access, via the 'French' doors to the garden. This spacious room comprises a large selection of built in kitchen wall and base units whilst still offering more than enough space for a dining area. An understairs storage cupboard provides valuable storage.

To the first floor can be found three bedrooms, two of which are double in size, with the third a lovely single room. An en-suite shower room can be found to the principle bedroom, whilst a good sized family bathroom completes this lovely family home. Externally the property has been enhanced with the rear garden receiving a complete makeover. Landscaped to offer ease of maintenance and designed to offer a lovely seating area to sit, relax and enjoy the sunny, west facing orientation. Side pedestrian access to the garden can be found, whilst pedestrian access to the garage is also available from the garden.

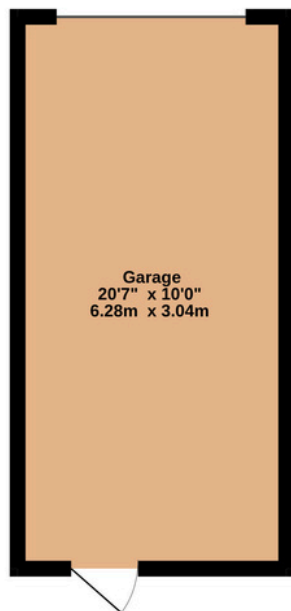
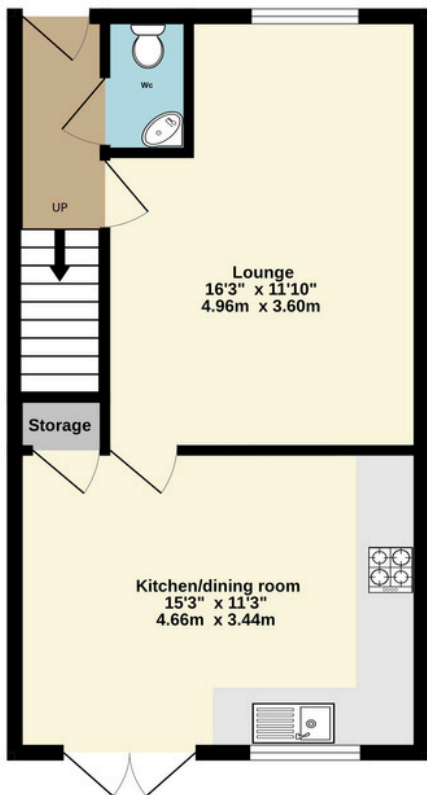
The single garage benefits power and light supply with storage available into the eaves and with an up and over door providing vehicle access. Parking is then available to the front of the garage. A truly lovely home, attractively priced due to the seller having already secured an onward purchase, of which is the end of the chain. A must view.







Ground Floor
625 sq.ft. (58.1 sq.m.) approx.



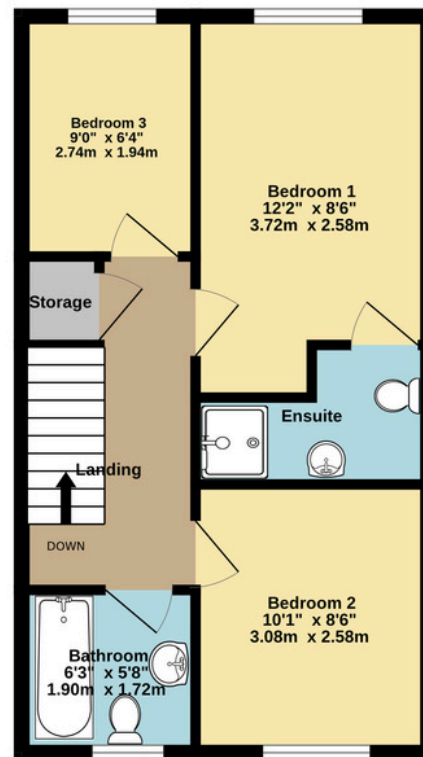
Three Bedroom House

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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1st Floor
418 sq.ft. (38.8 sq.m.) approx.



Energy performance certificate (EPC)

98, Linnet Way Keynsham BRISTOL BS31 2PP	Energy rating B	Valid until: 7 June 2026
		Certificate number: 0688-1014-7396-4156-2914

Property type	Semi-detached house
Total floor area	77 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.

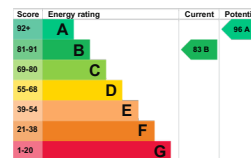
[See how to improve this property's energy efficiency.](#)

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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