



# 1A SHANKLIN DRIVE

FILTON, BS34 7EL

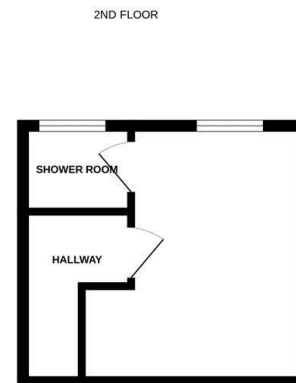
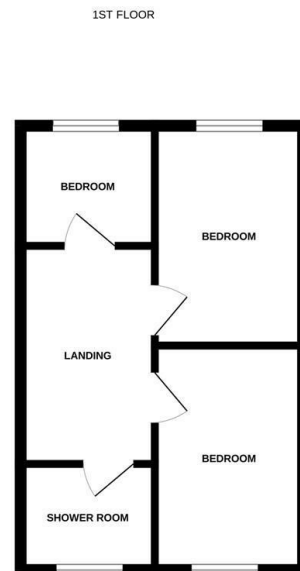
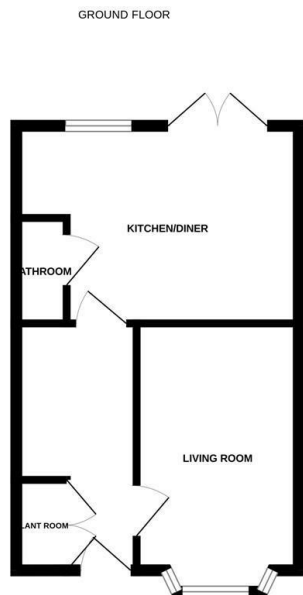
£375,000  
FREEHOLD

Shanklin Drive presents a remarkable opportunity to acquire an almost new end-terrace house, built in 2025. This contemporary property boasts a generous living space of 1,238 square feet, making it ideal for families or those seeking extra room to breathe.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The property features four well-proportioned bedrooms, providing ample space for relaxation and privacy.

The design of this home reflects a commitment to modern living, with thoughtful layouts and high-quality finishes throughout. The nearly new condition means you can enjoy the benefits of contemporary construction, including energy efficiency and reduced maintenance.





Measurements are approximate. Not to scale. Illustrative purposes only.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          | 100                     |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements