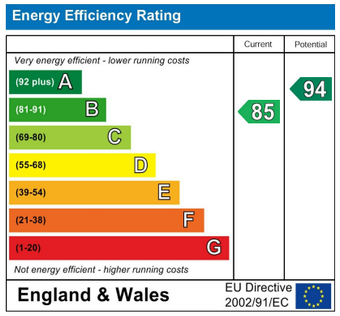




TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) approx.

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.
Made with Metropix ©2023

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

31 Linnet Way, Keynsham, Bristol, BS31 2FN



£475,000

A spacious and stylish four bedroom semi detached home situated in a sought after development within Keynsham.

▪ Semi detached ▪ Living room ▪ Kitchen/dining room ▪ Four bedrooms ▪ Ensuite ▪ Front and rear gardens ▪ Single garage ▪ Driveway

naea | propertymark PROTECTED

RICS

www.daviesandway.com

31 Linnet Way, Keynsham, Bristol, BS31 2FN

This delightful four double bedroom semi detached home is situated within a sought after development in Keynsham and boasts versatile and modern accommodation that is sure to be of interest to upsizing families.

Internally the ground floor consists of a welcoming entrance hallway with access to a spacious living room, a modern kitchen/dining room with french doors to the garden and a useful wc. To the first floor there are two main bedrooms (one of which with an ensuite) and a family bathroom. There are additionally two further double bedrooms and a shower room presented on the second floor.

Externally the property provides landscaped front and rear gardens along with a pathway leading to a partially converted single garage and driveway.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.9m x 1.4m (6'2" x 4'7")
External door into entrance hall, tiled flooring, access to downstairs rooms, staircase to first floor.

LIVING ROOM 4.9m x 3.1m (16'0" x 10'2")
UPVC double glazed windows to side and front aspects, radiators and power points.

KITCHEN/DINING ROOM 4.9m x 4.2m (16'0" x 13'9")
UPVC double glazed windows and french doors to rear garden, matching wall and base units with integrated dishwasher, fridge/freezer, electric hob and oven with extractor head over. Stainless steel sink with mixer tap, tiled splashbacks, access to under stair storage cupboard, radiator and power points.

WC 1.1m x 1.4m (3'7" x 4'7")
Tiled flooring and walls, wash hand basin with mixer tap over, WC and radiator.

FIRST FLOOR

LANDING 3.7m x 3m (12'1" x 9'10")
Access to all rooms on first floor, airing cupboard, staircase to second floor.

BEDROOM ONE 3.3 x 3.2m (10'9" x 10'5")
UPVC double glazed windows to front and side aspect, access to en suite, radiator and power points.

EN SUITE 2.3m x 1.4m (7'6" x 4'7")
UPVC double glazed window to side aspect, tiled flooring and walls, walk in shower, wash hand basin, WC and radiator.

BEDROOM TWO 3.1m x 2.9m (10'2" x 9'6")
UPVC double glazed window to front and side aspect, radiator and power points.

BATHROOM 2m x 1.8m (6'6" x 5'10")
UPVC double glazed window to side aspect, bath with mixer tap over, wash hand basin with mixer tap over, WC, tiled splashbacks and radiator.

SECOND FLOOR

LANDING 3.1m x 1.6m (10'2" x 5'2")
Access to all second floor rooms, radiator and power points.

BEDROOM THREE 3.6m x 3.1m (11'9" x 10'2")
Velux window and UPVC double glazed window to side aspect, radiator and power points.

BEDROOM FOUR 3.6m x 3.4m (11'9" x 11'1")
Velux window and UPVC double glazed window to side aspect, access to en suite, radiator and power points.

EN SUITE 1.5m x 1.3m (4'11" x 4'3")
Walk in shower, wash hand basin with mixer tap over, WC, radiator, duel access from bedroom and from landing.

EXTERIOR

FRONT GARDEN
Mainly laid to lawn with plants, shrubbery and a pathway leading to the front door. Fenced boundary with gate.

REAR GARDEN
Patio area for outdoor dining, gated side access to front garden, lawn area with pathway to the side leading around to the garage.

GARAGE
Partially converted and currently used as a studio with additional storage space. Benefitting from power and lighting.

TENURE
This property is freehold. An estate charge of £160 per annum is payable.

AGENT NOTE
Prospective purchasers are to be aware that this property is in council tax band E according to www.gov.uk website.



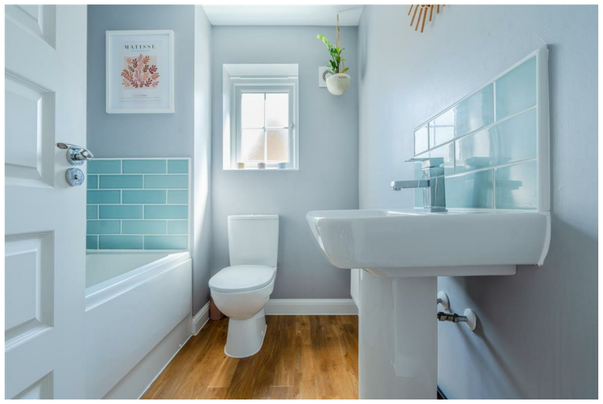
















www.daviesandway.com