

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	

DAVIES & WAY

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102 Linnet Way, Keynsham, Bristol, BS31 2FP



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£415,000

A welcoming and modern four bedroom semi detached home in a popular development in Keynsham.

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

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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 located on 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

GROUND FLOOR

ENTRANCE HALLWAY 2m x 1.1m (6'6" x 3'7")
Entrance door into hallway, access to all ground floor rooms and staircase to first floor. Amtico flooring, radiator and power points.

LIVING ROOM 5.7m x 4.6m (18'8" x 15'1")
Double glazed French doors and windows to rear garden, built in understairs storage cupboard, Amtico flooring, radiators and power points.

KITCHEN 4.5m x 2.4m (14'9" x 7'10")
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 a wine fridge. Radiator and power points.

WC 1.7m x 0.8m (5'6" x 2'7")
Wash hand basin with mixer tap over and tiled splash backs, Amtico flooring, WC and radiator.

FIRST FLOOR

LANDING 3.1m x 1.9m (10'2" x 6'2")
Access to all first floor rooms, stairs leading to second floor, built in storage cupboard and power points.

BEDROOM TWO 3.8m x 2.5m (12'5" x 8'2")
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")
Double glazed window to front aspect, built in mirrored wardrobes, radiator and power points.

BEDROOM FOUR 2.7m x 1.9m (8'10" x 6'2")
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 over and tiled splash backs.

SECOND FLOOR

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 providing access to a single garage.

REAR GARDEN
Mainly laid to lawn with fenced boundaries and gated side access to driveway. Pedestrian door access to garage.

GARAGE 5.5m x 3m (18'0" x 9'10")
Door into garage from garden, garage door to front from driveway, power points and lighting.

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

COUNCIL TAX
Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority: Bath and North East somerset.
Services: All services connected.
Broadband speed: Ultrafast 1800mbps (Source - Ofcom).
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

