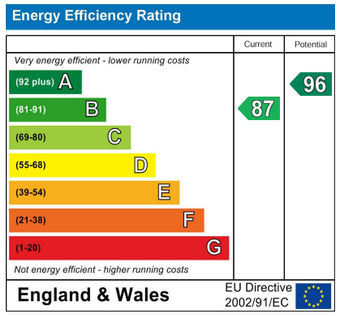
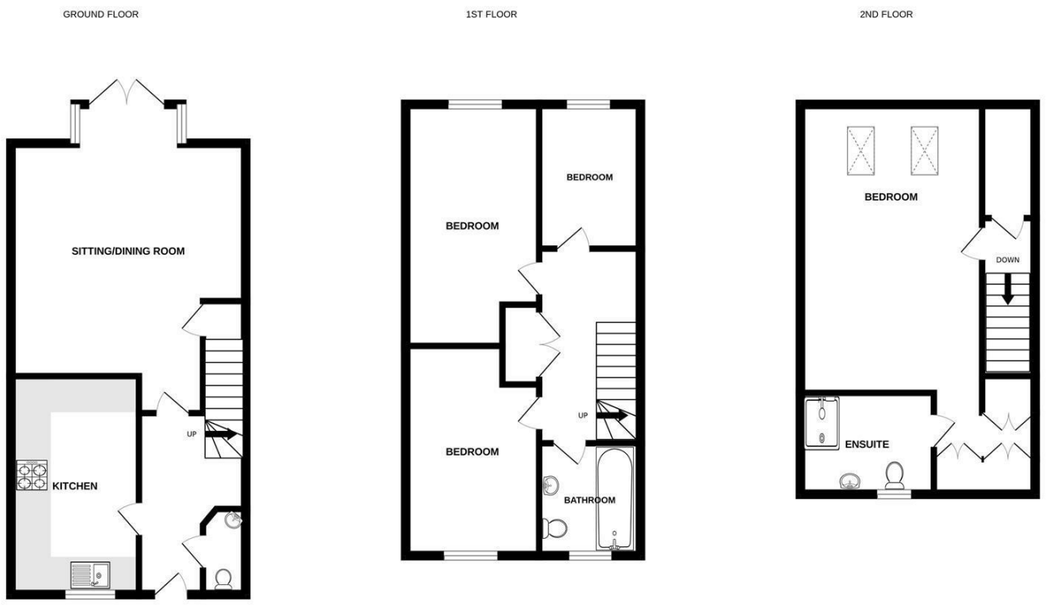




TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

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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DAVIES & WAY

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49 Linnet Way, Keynsham, Bristol, BS31 2FN



£400,000

An immaculately presented and spacious four bedroom home located in a popular development in Keynsham, ideal for families.

■ Terraced ■ Entrance hallway ■ Cloakroom ■ Kitchen ■ Sitting/dining room ■ Four bedrooms ■ Family bathroom ■ En suite ■ Rear garden ■ Car port

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RICS

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49 Linnet Way, Keynsham, Bristol, BS31 2FN

Situated on a popular development within Keynsham, this immaculately presented four bedroom home boasts spacious and modern accommodation arranged across three floors.

Internally the ground floor comprises an entrance hallway which leads to a light and airy sitting/dining room with direct access to the rear garden, a kitchen benefiting from integrated appliances and a useful cloakroom. To the first floor, two double and one single bedroom is found serviced by a family bathroom while the second floor is host to a generously sized main bedroom with fitted wardrobes and access to an en suite shower room.

Externally the rear garden is mainly laid to lawn with a patio for outdoor dining and gated access that leads to a car port for two vehicles while the front of the property boasts a vast array of well established shrubbery and steps leading to the front door.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.4m x 2m (11'1" x 6'6")
to maximum points. Doors leading to all ground floor rooms and staircase to first floor. Radiator and power points.

SITTING/DINING ROOM 5.1m x 4.5m (16'8" x 14'9")
Double glazed windows and French doors providing direct access to rear garden, built in understairs storage cupboard, radiators and power points.

KITCHEN 4.1m x 2.4m (13'5" x 7'10")
Double glazed window to front aspect, matching wall and base units (base units with under cabinet lighting) with integrated appliances including a fridge/freezer, dishwasher, washing machine, electric oven and a gas hob with glass splashback and extractor over. One and a quarter sink with mixer tap over, radiator and power points.

CLOAKROOM 1.6m x 0.8m (5'2" x 2'7")
Corner wash hand basin with mixer tap over and tiled splashback to area, low level WC extractor and a radiator.

FIRST FLOOR

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

BEDROOM TWO 4.4m x 2.5m (14'5" x 8'2")
Double glazed window to rear aspect, radiator and power points.

BEDROOM THREE 3.6m x 2.5m (11'9" x 8'2")
Double glazed window to front aspect, 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 to front aspect, panelled bath with rainfall shower overhead and glass shower panel. Pedestal wash hand basin with mixer tap over, low level wc, tiled splashbacks to wet areas and a radiator.

SECOND FLOOR

LANDING
Door leading to main bedroom, built in storage cupboard and a radiator.

BEDROOM ONE 7.3m x 3.4m (23'11" x 11'1")
Double glazed velux windows to rear aspect, door leading to ensuite, access to loft via a hatch, built in wardrobes, radiator and power points.

EN SUITE 2.5m x 1.9m (8'2" x 6'2")
Obscured double glazed window to front aspect, walk in shower cubicle with sliding door, pedestal wash hand basin with mixer tap over and a low level wc. Tiled splash backs to wet areas, radiator and shaving power points.

EXTERIOR

FRONT OF PROPERTY
Lawn with an array of well established shrubbery and steps leading to front door of property.

REAR GARDEN
Mainly laid to lawn with a patio area for outdoor dining, fenced boundaries and gated access leading to carport.

CAR PORT
Located under a nearby coach house with an up and over garage door providing space for two vehicles. This is leasehold.

TENURE
This property is freehold. An estate charge of £176 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).







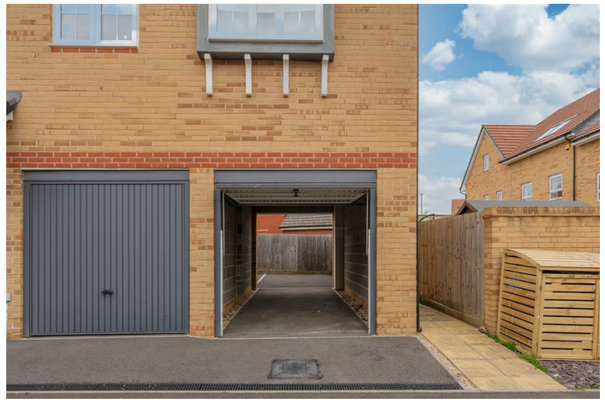












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