



27 LINNET WAY
KEYNSHAM
BRISTOL
BS31 2FN
OFFERS OVER £345,000



GREGGORYS
ESTATE AGENTS

Constructed by Messrs 'Barratt Homes', circa 2017, can be found this three bedroom, terraced property. This particular style proves very popular with professional couples and starter families alike, with the superb kitchen/diner positioned to the rear of the property, overlooking and with direct access via the French doors to the landscaped gardens.

The lounge can be found to the front of the property accessed via an entrance hallway, where the downstairs cloakroom can also be found. Appointed to the first floor are three bedrooms, two double bedrooms and a generous single room. An en-suite shower room benefits the principle bedroom with the family bathroom located off the hallway.

Externally landscaped gardens provide an easy maintenance areas to enjoy, whilst the garage, complete with power and light and a driveway can be found directly to the rear of the property, providing off street parking.

This modern home is located in the ever popular development, Bilbie Green. Positioned on the fringes of Keynsham with stunning rolling countryside walks on your doorstep. Keynsham High Street is only a short distance away with an array of facilities available including the Train Station, independent shops and supermarkets.

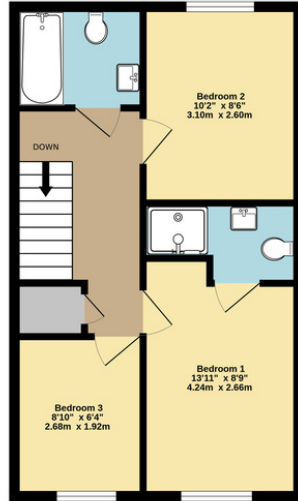
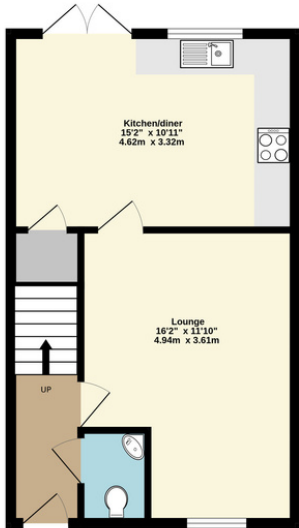




Ground Floor
429 sq.ft. (39.8 sq.m.) approx.

1st Floor
429 sq.ft. (39.8 sq.m.) approx.

205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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Energy performance certificate (EPC)

27, Linnet Way Keynsham BRISTOL BS31 2FN	Energy rating B	Valid until: 11 April 2027
		Certificate number: 0759-3812-7245-9193-0955

Property type: Mid-terrace 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 current 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 (the lowest). 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

