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# Theynes Croft, Long Ashton BS41 9NA

# Asking Price £575,000

- Four Bedroom Detached Family Home
- Situated On Large South Facing Plot
- In Need Of Modernistion
- Dual Aspect Sitting Room
- Downstairs WC
- Scope To Extend
- Family Shower Room
- Detached Garage
- Off Street Parking

#### SUMMARY

Located within close proximity to the well-renowned Northleaze Junior School, this detached home occupies a generous corner south-facing plot with light and airy accommodation and further scope for extension (Subject to Planning Consent). The ground floor consists of an open-plan kitchen/breakfast room, dual aspect sitting/dining room, with cloakroom WC, whilst the first floor houses four bedrooms and family shower room, with the two rear bedrooms enjoying a wonderful open aspect and views of the surrounding countryside. The generous gardens are perfect for all the family to enjoy and there is private off-street parking provided at the front of the property, also allowing access to the garage.



### Theynes Croft Approximate Gross Internal Area = 93.6 sq m/ 1007.5 sq ft (Excludes Garage) Garage Area = 15.6 sq m/ 167.9 sq ft Total Area = 109.2 sq m/ 1175.4 sq ft



Garage

**Ground Floor** 

#### This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only. All Efforts have been made to ensure its accuracy at time of print



**Tenure** Freehold

**EPC Rating** D

**Council Tax Band** D

Services

Clifton : 01179 744 766 Long Ashton : 01275 393 956 Southville : 01174 523 700



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**First Floor**