

## Tydings Close, Long Ashton, BS41 9FJ

Asking Price £475,000

- Three-Bedroom Semi-Detached Family Home
- Well Presented and Maintained Throughout
- Sitting Room Opening out to Front Garden
- Modern Kitchen-Dining Room
- Master Bedroom with En-Suite Shower Room & Built-in Wardrobes
- Two Further Bedrooms with Built-In Wardrobes
- Family Bathroom & Ground Floor WC
- Beautifully Landscaped Rear Garden
- Elevated Southerly Views

### SUMMARY

Situated in a tucked away position, this three bedroom family home has been well maintained throughout by the current vendors. The property is entered via a spacious hallway with tiled flooring and enjoys a sitting room with an electric fireplace and full height windows. The sitting room also features a door leading out to the private south facing front garden, enjoyed often by the current owners. There is also a ground floor W/C, under stair storage and an open-plan kitchen/dining room with a range of base and wall units, a built in fridge/freezer and space for a gas hob and oven, washing machine and dishwasher, as well as french doors leading out to the rear garden. The first floor consists of a spacious landing with three well-proportioned bedrooms, and a family bathroom featuring a shower over bath, W/C and sink. All three bedrooms are fitted with built-in wardrobes, with the master also enjoying a tiled en-suite shower room. The enclosed rear garden has been landscaped over two levels with gated side access, a lawn area, decking and a patio space perfect for alfresco dining. The property also benefits from two allocated private parking spaces, and southerly facing views over the valley towards Dundry.



Approx. Area 915.50 Sq.Ft - 85.10 Sq.M



First Floor



Ground Floor

For illustrative purposes only. Not to scale.  
Whilst every effort has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or misstatement.  
Floor plan produced by the Countrywide PLC.



**Tenure**  
Freehold

**EPC Rating**

**Council Tax Band**  
D

**Services**

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

