



Theynes Croft Long Ashton

Alexander May
SALES & LETTINGS

90 Theynes Croft, Long Ashton, North Somerset, BS41 9NN

Guide Price £850,000

Bristol City Centre c4.1 miles
Bristol Airport c5.8 miles
Bristol Temple Meads c4.4 miles

- Detached
- Arranged Over Three Floors
- Dual Aspect Sitting Room
- Dining Room
- Kitchen/Dining Room
- Cloakroom
- Five Bedrooms
- Two En-Suites
- Two Bathrooms
- Double Garage
- Off Road Parking

“A spacious, well maintained five-bedroom modern property in a most sought after location and boasting double garage and off road parking”

DESCRIPTION

A fantastic, extremely spacious, five-bedroom home of distinction, ideal for the growing family and set in the popular Theynes Croft development in Long Ashton, close to both Northleaze and Birdwell Primary Schools. Originally built by Barratt it is arranged over three floors and offers versatile and well maintained accommodation throughout and benefits from enclosed gardens, double garage and off road parking.

ACCOMMODATION

Via covered porch and part glazed door to:

HALLWAY

Two windows to side, laminate flooring, access to first floor accommodation, under-stairs cupboard, radiator.

CLOAKROOM

Corner wash hand basin, WC, tiled splash back, radiator.

SITTING ROOM

Square bay window to front, patio doors to rear, laminate flooring, gas fire inset into marble surround with wooden mantle over, radiator.

DINING ROOM

Square bay window to front, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

A lovely light and airy room with square bay window to rear, window to side, fitted with a range of traditional wall and base units with granite worktop over, island unit with granite worktop, inset sink and drainer, integrated appliances to include induction hob, double oven, microwave, dishwasher and space for fridge freezer. Tiled floor.

FIRST FLOOR ACCOMMODATION LANDING

Access to second floor accommodation.

MASTER BEDROOM

Window to front, fitted with a range of bedroom furniture to include: wardrobes, dressing table, drawers and bedside tables, radiator.

EN-SUITE

Opaque window to rear, stylishly fitted with twin wash hand basins inset into vanity unit with cupboards and drawers, WC, walk in mains fed shower. tiled surrounds, heated towel rail.

GUEST BEDROOM

Window to front, radiator. Built in wardrobes.

ENSUITE

Opaque window to front, mains fed walk in shower. WC. Vanity unit. Heated towel rail.

BEDROOM THREE

Window to rear, range of built-in wardrobes, radiator.

BATHROOM

Opaque window to rear, Mains fed shower over spa bath. WC. Vanity unit. Heated towel rail.

SECOND FLOOR ACCOMMODATION LANDING

Radiator, access to loft space.

BEDROOM

Square bay window to front, skylight to rear, Built in wardrobes, two radiators, eaves storage.

BEDROOM

Square bay window to front, skylight to rear, two radiators.

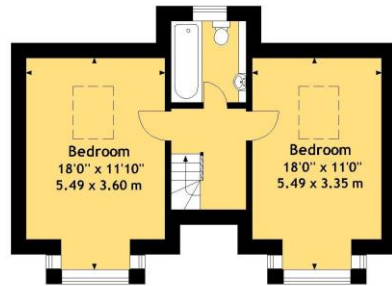
SHOWER ROOM

Opaque window to rear, Walk in mains fed shower. WC. Vanity unit. Heated towel rail.

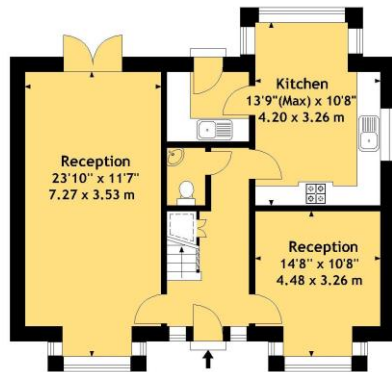
OUTSIDE

The front is encompassed by a low level wall with a wrought iron gate giving access to the front door. The remainder of the front is laid for easy maintenance with slate chippings and patio tiles. To the side of the property is the double garage with two remote-controlled, electric, up and over doors, power, light and courtesy door to rear garden. There is parking for two vehicles with an additional communal parking space close-by. There is gated access to the rear. The rear garden is fully enclosed and westerly facing. There is a patio area extending to artificial lawn with shaped mature shrubbery borders. An expansive timber decked area, ideal for entertaining is to one side with additional storage to the rear garage.

Approx. Gross Area 1757.50 Sq.Ft - 163.30 Sq.M



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan produced by Westcountry EPC.

Energy Performance Certificate



90, Theynes Croft, Long Ashton, BRISTOL, BS41 9NN

Dwelling type: Detached house
Date of assessment: 10 July 2013
Date of certificate: 10 July 2013

Reference number: 0418-2810-7835-9197-3181
Type of assessment: RdSAP, existing dwelling
Total floor area: 169 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

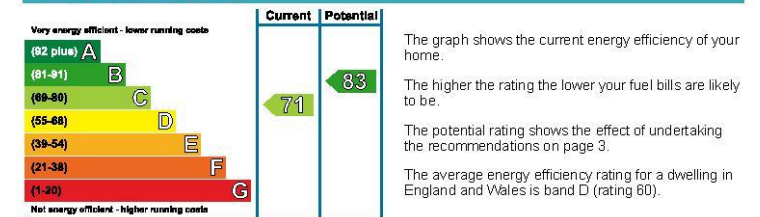
Estimated energy costs of dwelling for 3 years:	£ 3,132
Over 3 years you could save	£ 669

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 447 over 3 years	£ 234 over 3 years	 You could save £ 669 over 3 years
Heating	£ 2,256 over 3 years	£ 1,995 over 3 years	
Hot Water	£ 429 over 3 years	£ 234 over 3 years	
Totals	£ 3,132	£ 2,463	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 123	✓
2 Low energy lighting for all fixed outlets	£45	£ 174	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 237	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Printed by Ravensworth 01670 713330

