



Heath Ridge, Long Ashton

Alexander May
SALES & LETTINGS

19 Heath Ridge, Long Ashton

Guide Price £630,000 - £650,000

- Detached Four-Bedroom Family Home
- Elevated Position with Superb Views
- Driveway and Two Inter-linking Single Garages
- Large Sitting Room
- Sun Room with Adjoining Roof Terrace
- Kitchen/Dining Room with Central Island
- Master Bedroom with En-Suite
- Three Further Bedrooms & Bathroom
- Private Garden, Patio Area and Sun Terrace
- Utility Room & Further WC

DESCRIPTION

Situated on the edge of this tranquil cul-de-sac occupying the corner plot on Heath Ridge and Highlands Road. This individual family home offers spacious accommodation over three split levels sitting in an elevated position enjoying superb views across the valley towards Dundry. The property enjoys plenty of natural light with its south-facing aspect and large windows making the most of the aspect and its position. The accommodation is flexible with the first floor benefitting from a large sitting room leading into a sun room opening out to south-facing roof terrace and a superbly appointed modern kitchen. There are three bedrooms, master with en-suite on the lower ground floor and then a further bedroom with adjoining bathroom on the ground floor which would work well as a guest room or teenagers bedroom. There is also a utility room and WC to the ground floor.

OUTSIDE

The front of the property is approached via Heath Ridge via steps with front lawn that wraps round to a level driveway which is accessed from Highlands Road. Off-street parking is provided as well as access to two inter-linking single garages. Both accessed via up and over doors, with power and light. An opening links them together with a further up and over door to rear accessing the rear garden. The private garden consists of an area of lawn, raised gravel patio area with shed and herb garden and further raised decked sun terrace in addition to the roof terrace off the sun room to take in the views.

HALLWAY

Laminate, wood effect flooring, stairs to lower ground floor, stairs to first floor, door to:

UTILITY ROOM

Tiled flooring, space and plumbing for washing machine, wall-mounted Worcester combination boiler (Installed April 2018), opaque door to side accessing garden, bi-fold door to:

WC

Wall-hung basin, WC, tiled floor, window to side

BATHROOM

Modern white suite comprising bath with glass shower screen and thermostatic shower over-head, fitted storage units with integrated basin with taps and WC, tiled walls, tiled floor, heated towel rail, downlights, opaque window to front

BEDROOM FOUR (GUEST BEDROOM)

Window to side, laminate flooring

FIRST FLOOR LANDING

Door to:

SITTING ROOM

Slate tiled chimney breast wall with integrated gas fireplace, large window to side, sliding patio doors to rear with views and leading into:

SUN ROOM

Currently used as a dining room, window to side, full-height windows and further set of sliding patio doors with views lead out onto a south-facing decked roof terrace which further take in the superb views.

KITCHEN/DINING ROOM

A modern fitted kitchen with a range of cream gloss base and wall units with worktop over and central island incorporating breakfast bar area. There is also a large pantry cupboard. The kitchen includes a range of integrated appliances such as a five-ring gas hob with extractor, eye-level double oven, grill and combi oven, dishwasher, double stainless steel sink with mixer tap and waste disposal unit. There is space and plumbing for large American style fridge/freezer, tiled floor, part-tiled walls, loft hatch, full-height window to side, and large window to rear taking in the fantastic views.

LOWER GROUND FLOOR LANDING

Walk-in storage cupboard, door to:

MASTER BEDROOM

Large window to side, laminate flooring, door to en-suite shower room including shower enclosure with thermostatic shower, basin with integrated storage and WC, tiled floor, part-tiled walls

BEDROOM TWO

Window to rear, built-in wardrobes, currently used as a music room/study, laminate flooring.

BEDROOM THREE

Window to rear, laminate flooring.

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Approx. Gross Internal Area
1887.0 Sq.Ft - 175.30 Sq.M
(Total Area includes garages)



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 misstatement.
Floor plan produced by Westcountry EPC.

Energy Performance Certificate



19, Heath Ridge, Long Ashton, BRISTOL, BS41 9EW

Dwelling type: Detached house

Date of assessment: 14 January 2019

Date of certificate: 14 January 2019

Reference number: 8441-7225-8250-3214-8866

Type of assessment: RdSAP existing dwelling

Total floor area: 139 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: £ 5,091

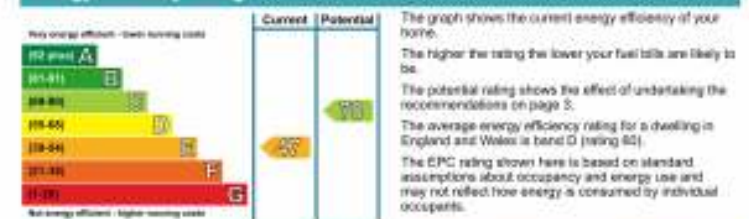
Over 3 years you could save: £ 1,584

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 360 over 3 years | £ 252 over 3 years | |
| Heating | £ 4,410 over 3 years | £ 2,973 over 3 years | |
| Hot Water | £ 262 over 3 years | £ 262 over 3 years | |
| Totals | £ 5,091 | £ 3,507 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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 |
|--|-----------------|------------------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350 | £ 180 |
| 2. Flat roof or sloping ceiling insulation | £850 - £1,000 | £ 218 |
| 3. Cavity wall insulation | £500 - £1,500 | £ 788 |

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rates). The Green Deal may enable you to make your home warmer and cheaper to run.

Clifton Branch: 01179 744 766
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