AlexanderMay



12 Tydings Close, Long Ashton

Bristol

Guide Price £485,000

12 Tydings Close

Long Ashton, Bristol

- Three Bedroom Semi-Detached Family Home
- Tucked-Away Position
- Sitting Room Opening out to South-Facing Front Garden
- Open-Plan Kitchen/Dining Room with Patio Doors
- Principal Bedroom with En-Suite
- Family Bathroom & Ground Floor WC
- Landscaped Rear Garden
- Allocated Parking Space
- Well Presented and Maintained Throughout
- Elevated Southerly Views

Situated in a tucked-away position, this well-maintained three-bedroom semi-detached family home was built in 2008 and is presented in excellent condition throughout.

The property is approached via ramped access, with the front door opening into a spacious and welcoming entrance hall. To the front of the property is a bright and airy sitting room, featuring a door that opens onto the private south-facing front garden. The ground floor also benefits from a convenient WC, useful understairs storage, and a generous open-plan kitchen/dining room. The kitchen is fitted with a range of wall and base units complemented by stylish grey and black tiled finishes, and includes an integrated fridge/freezer, microwave, washer/dryer, a Kenwood five-ring hob with extractor and oven below, and a stainless-steel sink. French doors from the dining area provide direct access to the rear garden, creating an ideal









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space for both everyday living and entertaining.

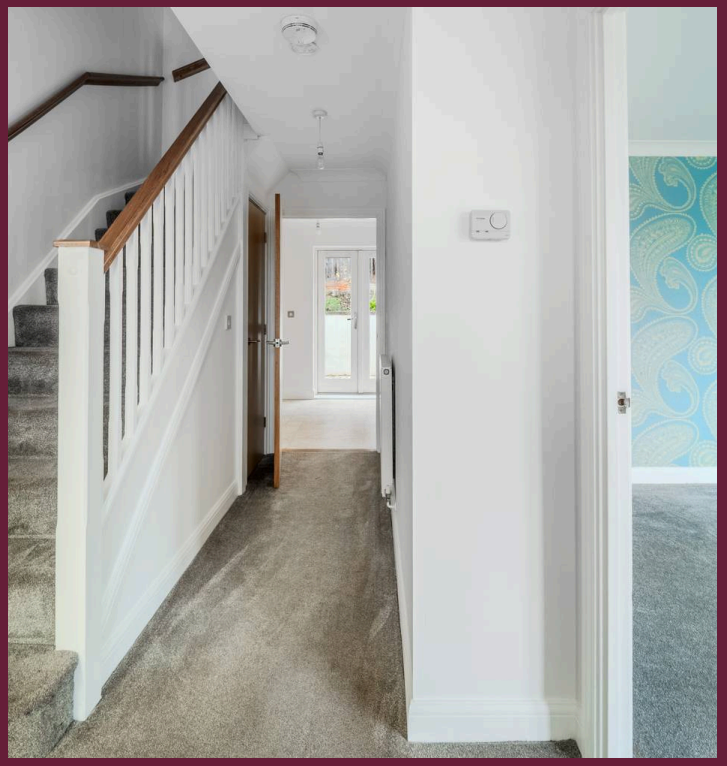
The first floor comprises a spacious landing, three well-proportioned bedrooms, and a contemporary family bathroom finished with grey floor tiles and white wall tiling, featuring a bath with shower over, pedestal wash hand basin, and WC. The two principal bedrooms both benefit from built-in wardrobes, while the main bedroom also enjoys the added convenience of an en-suite shower room. The landing further benefits from a useful storage cupboard, which discreetly houses the boiler.

Outside, the enclosed rear garden has been attractively landscaped across two levels, offering a wonderful space to relax and entertain. The patio area is ideal for outdoor dining, while gated side access provides added convenience. The property is further enhanced by a designated off-street parking space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



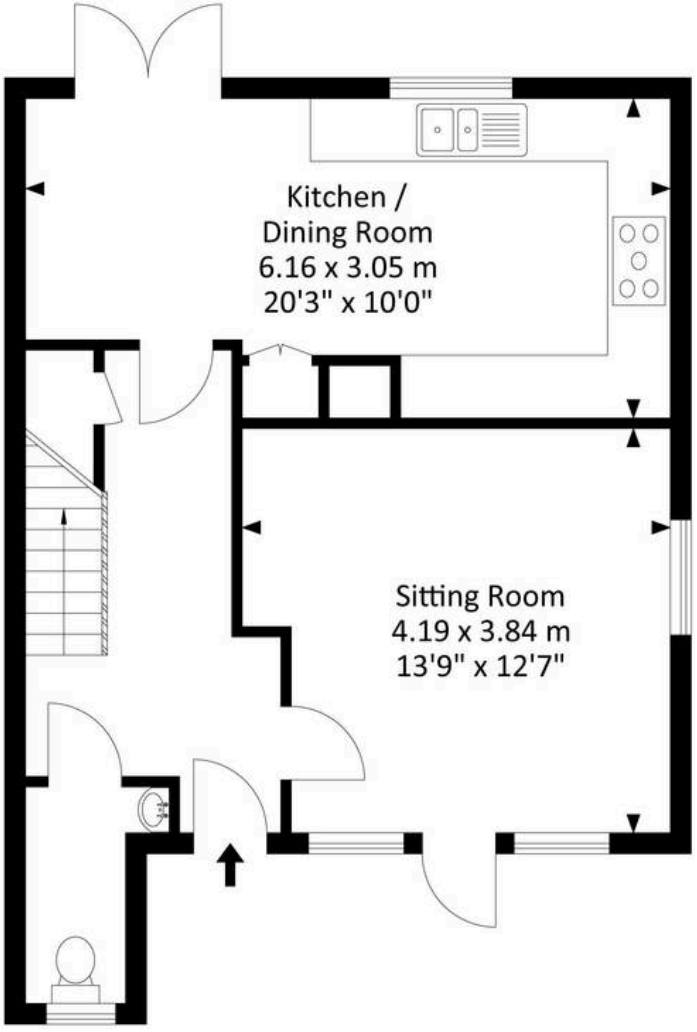




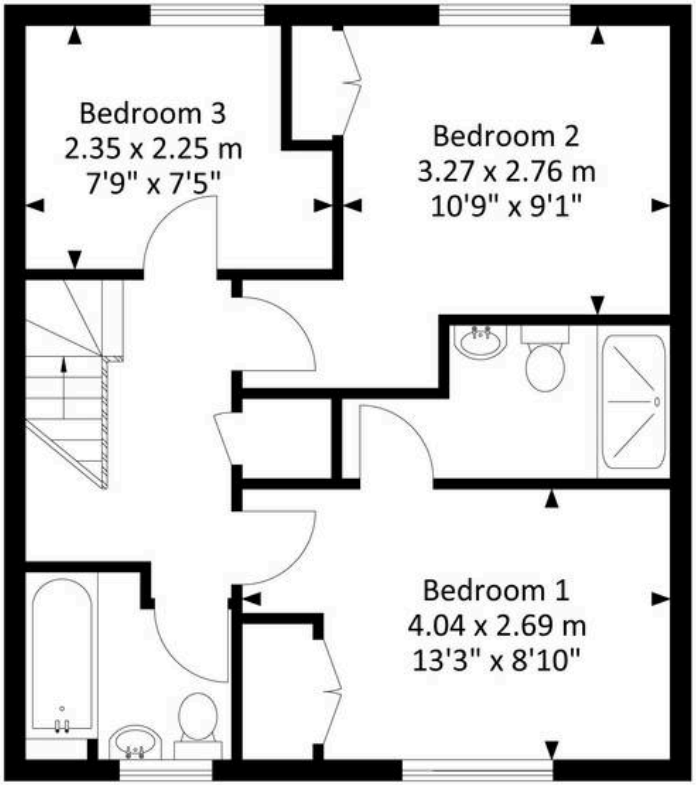


Tydings Close,
Long Ashton BS41 9FJ

Approx. Gross Internal Area
950.80 Sq.Ft - 88.30 Sq.M



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.