



Keedwell Hill, Long Ashton, Bristol, BS41 9DP

Offers In Region Of £460,000

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Keedwell Hill, Long Ashton, Bristol, BS41 9DP

27 Keedwell Hill, is a sizeable Semi-detached House , occupying a good sized plot of land. Due to its elevated position it commands wonderful views across the valleys towards Clevedon. A short walk down the hill takes you to the High Street, plus the local Primary and Secondary Schools are nearby as well as Doctors surgery.

This home has a great lay out with two reception rooms which are now opened up to make an easy access from the central kitchen. A hallway and lobby complete the ground floor. The first floor has three well proportioned bedrooms, two with fitted wardrobes and a Bathroom. Garden wise the rear garden is enclosed with a tree line back drop and is westerly facing. The front gardens are deep set at 31 metres long with a tarmac driveway at the start.

A great home for a family as it has been for over 40 years. My vendor has found an onward home to so there shouldn't be any waiting around.





Hallway

Obscure double glazed door to the side aspect with a double glazed window to the front aspect, textured ceilings, stairs leading to the first floor with an under stairs cupboard below, cabinet housing the consumer unit and meters, alarm panel, radiator and a telephone socket.

Kitchen

4.97m max x 3.87m max (16'3" x 12'8")

Double glazed window to the front aspect, obscure stand glass door to the lobby and openings to both reception rooms. There is a range of wall and base units with laminate work surfaces, tiled splash backs, stainless steel twin sink/drain unit with a mixer tap over. There is an integral double oven, electric hob with an extractor hood over and spaces for a fridge freezer and washing machine. Finished with vinyl flooring. There is a pantry cupboard measuring 1.10m x 0.83m with an obscure double glazed window to the front aspect, shelving and spaces for a freezer and tumble dryer.



Dining Room

2.9m x 1.95m (9'6" x 6'4")

Bricked archway into and a double glazed window to the rear aspect, textured and coved ceiling, radiator with laminate flooring.



Living Room

3.96m x 3.46m (12'11" x 11'4")

Double glazed window to the rear aspect, single glazed obscure window to the hallway, coved ceiling, brick built fireplace with an inset coal effect gas fire, radiator and a television aerial.

Rear Lobby

1.12m x 0.9m (3'8" x 2'11")

Single glazed obscure and stained glass door leading in, obscure double glazed door to the rear aspect, textured ceiling and a vinyl flooring.

Landing

Double glazed window to the front aspect, textured ceiling, smoke alarm and a loft hatch.



Bedroom One

3.95m x 3.46m (12'11" x 11'4")

Double glazed window to the rear aspect with two sets of fitted wardrobes, one set of over head cupboards and a radiator. There is an airing cupboard housing the wall mounted Veissman combination boiler (installed 2025 with a 10 year guarantee) and some shelving.

Bedroom Two

3.98m max x 3.47m into door recess (13'0" x 11'4")

Double glazed window to the rear aspect, textured ceiling, fitted wardrobes with a dressing table and over head cupboards, radiator and a television aerial.

Bedroom Three

2.74m x 2.69m (8'11" x 8'9")

Double glazed window to the front aspect, textured ceiling and a radiator. There is a block which is the stair head clearance.



Bathroom

3.34m x 1.74m max (10'11" x 5'8")

Obscure double glazed window to the rear aspect, recessed spot lights, tiled walls, radiator and vinyl flooring. There is a three piece suite comprising of a panel bath with a glass shower screen and mixer shower over, pedestal wash hand basin and a low level WC

Rear Garden

9.72m x 7.85m (31'10" x 25'9")

The rear garden is enclosed by wooden fence and block walls, with a side access gate. It has a westerly aspect and you have views from here looking down across the valleys below. The garden is laid to lawn with a large patio area and a wooden shed.

Front Garden

31m x 11.2m (101'8" x 36'8")

The front garden has wooden fence and hedge boundaries with two access gates. There are





Driveway

The driveway has been dug out into the front garden with block wall surround, lowered kerb and is laid to tarmac and can accommodate a large car with ease. There is space also to store the bins.

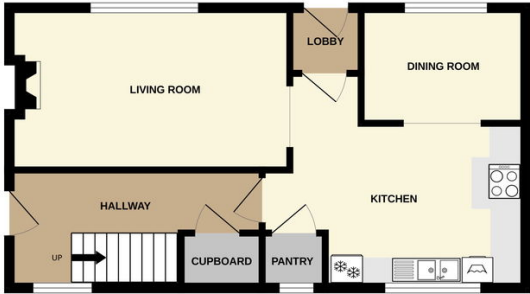
Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. nigelfudge.exp.uk.com

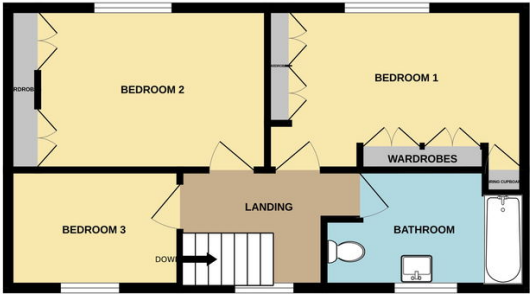
EPC = D, Council Tax Band – C (£2011.20 PA estimate) – North Somerset Somerset, Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built circa 1952

Quote Ref NF0664

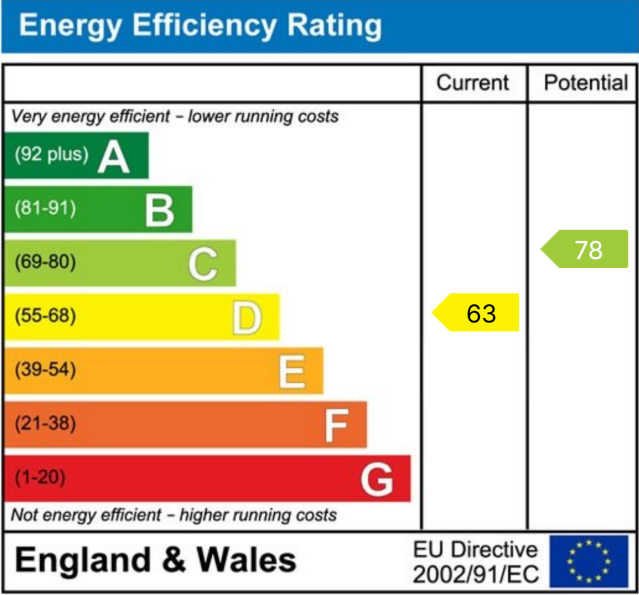
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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