

## Tydings Close, Long Ashton

### Asking Price £490,000

- Modern Three Bedroom End of Terrace Townhouse
- Superb South Facing Countryside Views
- Spacious Open-Plan Living/Kitchen/Dining Room with South-Facing Balcony
- Master Bedroom with En-Suite & Juliette Balcony
- Two Further Bedrooms
- Family Bathroom, W/C & Utility Room
- Private Rear Garden with Level Lawn & Decking
- Off Street Parking for Multiple Cars & Integrated Single Garage

#### SUMMARY

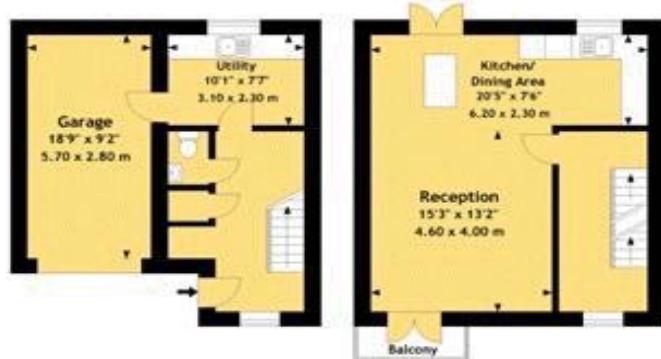
This beautifully presented three-bedroom end of terrace townhouse is located in an elevated, south-facing position within a private development of just 20 homes. The property enjoys open countryside views while remaining within easy walking distance of local amenities. The ground floor features a spacious entrance hallway with two generous cloakroom storage cupboards, a W/C, and a well-proportioned utility room fitted with a sink, ample storage, and space for both a washing machine and tumble dryer. There is also access to the integral garage. On the first floor is a bright open-plan kitchen, dining, and living area. The kitchen is fitted with a range of base and wall units and integrated appliances including a fridge/freezer, dishwasher, oven, and space for a range cooker. Double doors open onto the private rear garden, while additional double doors lead to a south-facing balcony with power, offering stunning countryside views. The second floor comprises all three bedrooms and a contemporary family bathroom fitted with a W/C, sink basin, and bath with overhead shower. The main bedroom benefits from built-in storage, an en-suite shower room, and a Juliette balcony with uninterrupted views. The second bedroom also includes built-in storage, alongside a further third bedroom. As an end-of-terrace home, the property enjoys a larger-than-average plot for the development. The private enclosed rear garden is mainly laid to lawn with a raised decking area, ideal for al fresco dining. Additional benefits include side access to the front, off-street parking for two to three vehicles, and a secure single garage with power. **UPDATED EPC PENDING**



**Approx. Area 1333.00 Sq.Ft - 124.00 Sq.M  
(Total Area Includes Garage)**



**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.



**Tenure**

Freehold

**EPC Rating**

B – UPDATED EPC PENDING

**Council Tax Band**

D

**Services** Mains Gas, Electric and Water

Clifton : 01179 744 766

Long Ashton : 01275 393 956

Southville : 01174 523 700

