

25 Blackcurrant Drive Long Ashton, BS41 9FP

Asking Price £250,000

- Semi- Detached Coach House
- One Bedroom
- Great First Time Buyer Opportunity
- Ideal Investment Purchase
- Family Bathroom
- Open Plan Living / Dining Area
- Single Garage
- Off Street Parking
- Modern Fitted Kitchen

DESCRIPTION

Located in a quiet cul-de-sac this modern, immaculately presented property is ideal for first time buyers or as an investment purchase. The property's living space sits above a garage with a railed stairway up to the main living area with views to the countryside. The pleasant one-bedroom coach house benefits from a bright and homely living space with an arched entrance into the modern-fitted kitchen, which offers space for a fridge freezer, stainless steel sink, four ring gas hob and extractor fan as well as an integral washer/ dryer. The bedroom fits a double bed with built in wardrobes and space for chest of draws. The main bathroom is finished to a high standard and benefits from a shower over bath along with pedestal sink, WC and heated towel rail. The Coach House benefits from a single garage, Off Street parking is also available in front of the garage. EPC- C



Approx. Area 690.50 Sq.Ft - 64.10 Sq.M
(Total Area Includes Garage)



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.

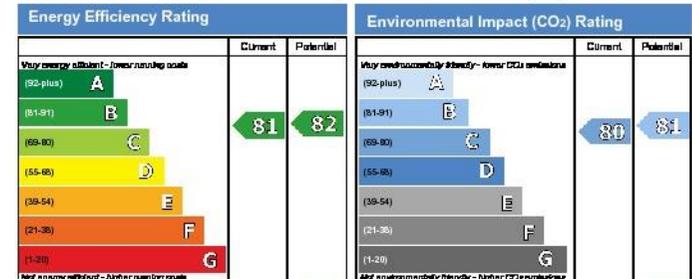
Energy Performance Certificate



26 Blackcurrant Drive,
Long Ashton,
BRISTOL, BS41 9FP

Dwelling type: End-terrace house
Date of assessment: 30 April 2008
Date of certificate: 10 June 2008
Reference number: 8718-8224-4840-1880-8072
Total floor area: 51 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	185 kWh/m ² per year	184 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year
Lighting	£38 per year	£26 per year
Heating	£181 per year	£182 per year
Hot water	£57 per year	£57 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Clifton Branch: 01179 744 766
Long Ashton Branch: 01275 393 956



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