

Ryecroft Rise Long Ashton BS41 9NQ

£445,000

marktempler

RESIDENTIAL SALES





	Property Type		How Big
	House - Semi-Detached		826.00 sq ft
	Bedrooms		Reception Rooms
3		1	
	Bathrooms		Warmth
1			Gas Central Heating
	Parking		Outside
	Driveway & Garage		Front & Rear
	EPC Rating		Council Tax Band
C		D	
	Construction		Tenure
Standard		Freehold	

Nestled in a sought-after residential area in the popular village of Long Ashton, this semi-detached house offers fantastic potential for those looking to make their mark on a property. In need of some updating, this home presents an exciting opportunity to create a modern space in a thriving community surrounded by countryside but with easy access to the city.

The dual-aspect sitting/dining room is a bright and airy space, featuring a glass patio door that opens directly onto the garden, providing a seamless flow for indoor-outdoor living. The kitchen offers ample worktop space and storage, including two built-in cupboards. Upstairs, the property has three well-proportioned bedrooms, with the main bedroom benefiting from built-in storage and dual-aspect windows, ensuring good natural light throughout the day. A family bathroom completes the upstairs layout.

Externally, the property enjoys a wide driveway leading to a single garage, offering plenty of off-road parking. The front garden is lawned, while the wrap-around rear garden provides a peaceful retreat, surrounded by mature trees and bushes. The patio area and lawn are great for enjoying the outdoors or entertaining guests. Gated access to the front of the property offers added convenience.

This home is found in a vibrant village with excellent amenities. Families will appreciate two highly-rated primary schools and easy access to good state and independent secondary schools. Enjoy scenic walks in Ashton Court Estate, Peel Park, and local woods. The David Lloyd Centre offers sports facilities, while the village also features a Post Office, pharmacy, doctors, dentists, hairdressers, Co-op supermarket, farm shop, bakery, and a selection of pubs and eateries, including The Little Tipple and The Old Library cafe/bar/pizzeria. With a Park and Ride service to Bristol city centre, this location combines peaceful village life with city convenience.



A semi-detached house with great potential, featuring a garden, three bedrooms, a garage, and within a short drive of Bristol City Centre.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

Mains electric, water and drainage. Gas central heating.

This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

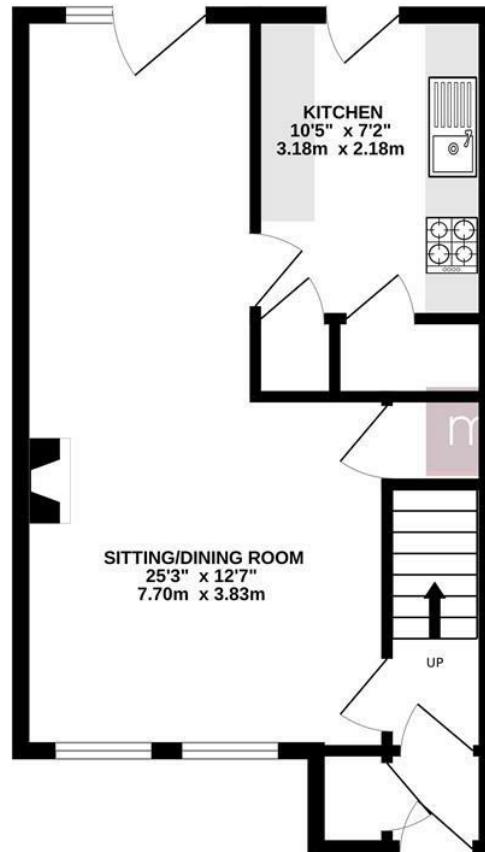
Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.

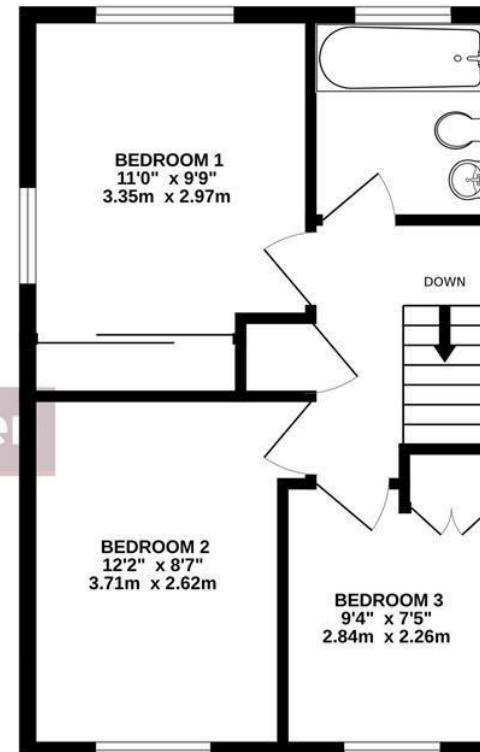
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GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 sq.m.) approx.

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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