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EASTCROFT, BLAGDON, BRISTOL. BS40 7RT



£285,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Two bedroom semi-detached home with generous gardens and parking for several vehicles! The property has been well maintained over the 73 years of continued ownership, benefiting from a living room, kitchen / dining room, downstairs WC, wet room, bathroom, and views of the hillside. Call now to arrange a viewing.

Council Tax Band: B

Location

Blagdon is a picturesque village nestled on the northern edge of the Mendip Hills in North Somerset, England. Surrounded by rolling countryside and dramatic hilltop views, it offers a peaceful rural setting with a strong sense of community and heritage.

Blagdon itself is characterized by charming stone cottages, historic buildings, and a traditional English village feel. Its Church of St Andrew, dating back to the 15th century, stands as a prominent landmark. The village is also known for its pubs and small local shops that serve residents and visitors alike. The village is around 12 miles southwest of Bristol, making it accessible for commuters or day-trippers seeking countryside tranquillity.

Overall, Blagdon blends natural beauty, rural charm, and historical interest, making it a sought-after location for those who appreciate village life on the edge of some of Somerset's most scenic landscapes.





Entrance Hall

Upvc double glazed window and door. Carpeted flooring. Stairs to first floor. Electric heater. Door to:

Living Room (14' 10" x 11' 07") or (4.52m x 3.53m)

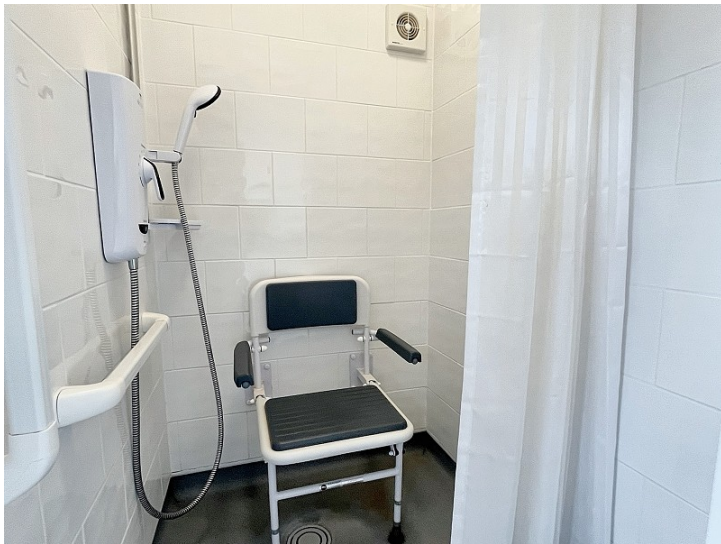
Upvc double glazed window to front. Carpeted flooring. Electric heater. Stone built open fireplace with electric fire inset. Door to:

Kitchen/Dining Room (19' 00" x 10' 03"Max Max) or (5.79m x 3.12m Max)

Range of Upvc double glazed windows and a door to the rear garden. Extensive fitted kitchen with space for appliances. Electric heater. Door to a pantry. Carpeted flooring. Doors to:

Downstairs W.C

Upvc double glazed window. WC. Carpeted flooring.





Downstairs Wet Room

Tiled walls and a non slip floor with electric shower and an extractor fan. Electric heater.

Landing

Carpeted flooring. Loft access. Airing cupboard. Storage cupboard. Doors to:

Bathroom

Upvc double glazed window to side. Bath, WC and the pedestal wash basin. Carpeted flooring. Heated towel radiator.

Bedroom 1 (15' 01" x 11' 10"Max Max) or (4.60m x 3.61m Max)

A spacious double bedroom with upvc double glazed window to the front, providing views over the green space and glimpses of the chew valley hills beyond. Electric heater. Range of built in wardrobes and blanket cupboards. Carpeted flooring.





Bedroom 2 (11' 03" x 10' 02") or (3.43m x 3.10m)

A double bedroom with Upvc double glazed window to rear. Electric heater. Carpeted flooring.

Gardens & Driveway.

The gardens wrap around the front, side and rear of the property, with generous well maintained beds that meet lawn space to the front and a vegetable patch to the rear, which also has a patio area, greenhouse, timber shed and a driveway suitable for several vehicles.

Material Information

Council Tax: Band B

Tenure: Freehold

Maintenance Charge: None

Ground Rent: None

Property Type: Semi detached house

Construction: Brick

Electricity / Gas / Water Connected: Electricity / Water is connected, Gas is available for connection at the front gate

Sewage: on Mains

Heating: Electric

Type of Broadband: Copper wire

Parking: for 2/3 cars

Any Known Safety Concerns: None

Any Restrictions / Covenants: No

Has the Property Ever Flooded: No

Is the Property Subject to Costal Erosion: No

Are there any planning applications locally that will affect the property? No

Have any accessibility / adaptations been made to the property?

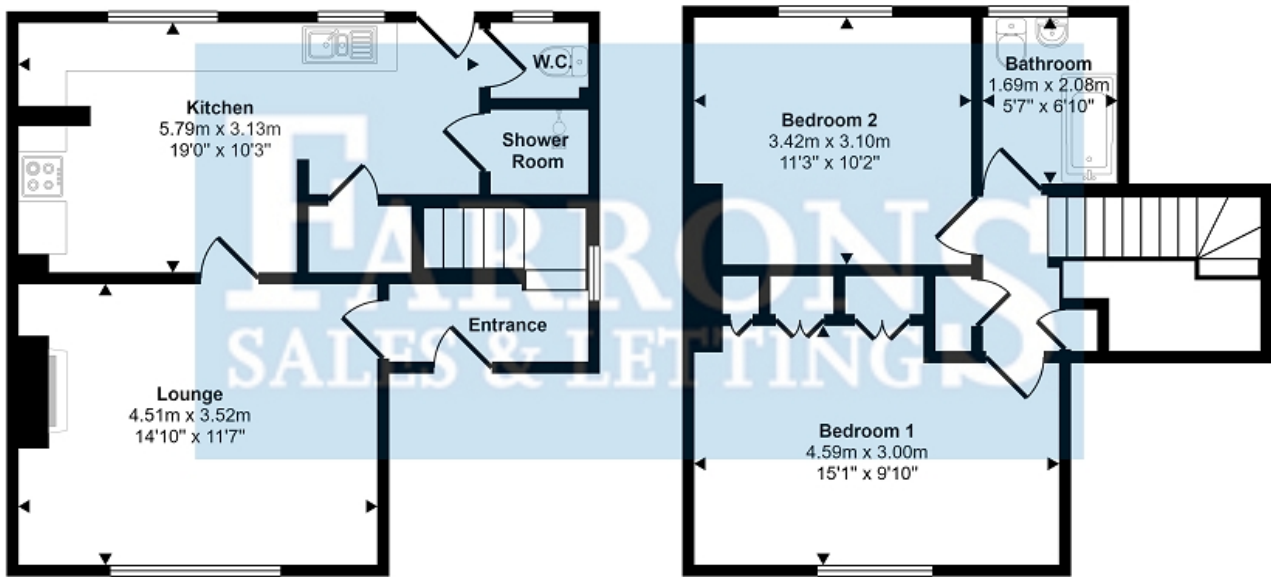
Temporary ramp outside front door that will be removed

Is the property in a mining / coalfield area: No



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Approx Gross Internal Area
80 sq m / 859 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

First Floor
Approx 38 sq m / 410 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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 will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract