15 The Old Water Gardens Blagdon BS40 7SN

£450,000

marktempler

RESIDENTIAL SALES









Property Type
Bungalow - Detached

How Big
1021.00 sq ft

Bedrooms
3

Reception Rooms
1

Bathrooms
2

Warmth
Gas central heating

Parking
Off street & garage

Outside
Front & rear

EPC Rating
D

Council Tax Band
E

Construction
Traditional

Tenure
Freehold

Beautifully presented three-bedroom detached bungalow, peacefully situated within a highly regarded Blagdon cul de sac - 15 The Old Water Gardens is a well-appointed and thoughtfully arranged single-level home, offering bright and comfortable accommodation with a practical layout ideal for downsizers, couples or those seeking village living with ease of maintenance. The property is accessed via an entrance porch opening into a generous lounge dining room, a light and airy space that forms the heart of the home. The lounge area is centred around a living flame gas fire, creating a welcoming focal point, while the dining area enjoys a delightful outlook over the rear garden through double glazed sliding doors. The kitchen breakfast room sits to the side and is fitted with a range of wall and base cabinets, work surfaces and a breakfast bar, providing a practical everyday space with access towards the garden. An inner hallway leads to three bedrooms and the family bathroom. The principal bedroom is a spacious suite, enjoying a range of fitted wardrobes and an en-suite shower room. The second bedroom also provides generous proportions and fitted wardrobe storage, while the third bedroom offers flexibility as a guest room, study or hobby space. The family bathroom is well appointed with a modern three-piece suite comprising low level WC, wash hand basin with vanity storage under and panelled bath with shower attachment over.

Externally, the rear garden has been designed with low maintenance enjoyment in mind and provides a private, sheltered setting. Enclosed by a half height stone wall within a leafy setting, the garden is predominantly laid to Indian sandstone patio with carefully planted raised beds, creating an attractive space for outside seating, potted planting and al fresco dining without demanding heavy upkeep. To the front, the property enjoys off-street parking for one vehicle together with access to the garage, which provides further parking, storage or workshop potential. The approach is particularly attractive, with the home positioned within a private cul-de-sac setting around an established pond, understood to be part of the old water garden from which the road takes its name. Established flowers and shrubs surround the pond and help create a charming first impression on arrival.

The Old Water Gardens is a small and appealing residential setting within Blagdon, a sought-after village in the Chew Valley, surrounded by beautiful countryside, lakes and walking routes. Blagdon offers a good range of local facilities including a convenience store and post office, public houses, café, primary school, cricket pitch and play area. The village is well placed for those looking to enjoy rural surroundings while remaining connected with Bristol, Bath, Wells and Bristol Airport all within reach, and a selection of well-regarded state and independent schools available locally. With its attractive single-level layout, pleasant garden, garage and private cul-de-sac position, 15 The Old Water Gardens represents a rare opportunity to acquire a beautifully presented bungalow in one of North Somerset's most desirable village locations.

















Beautifully presented bungalow ideally located within Blagdon village





HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.







About this property

TENURE
Freehold

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1000 Mbps and the highest available upload speed 1000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

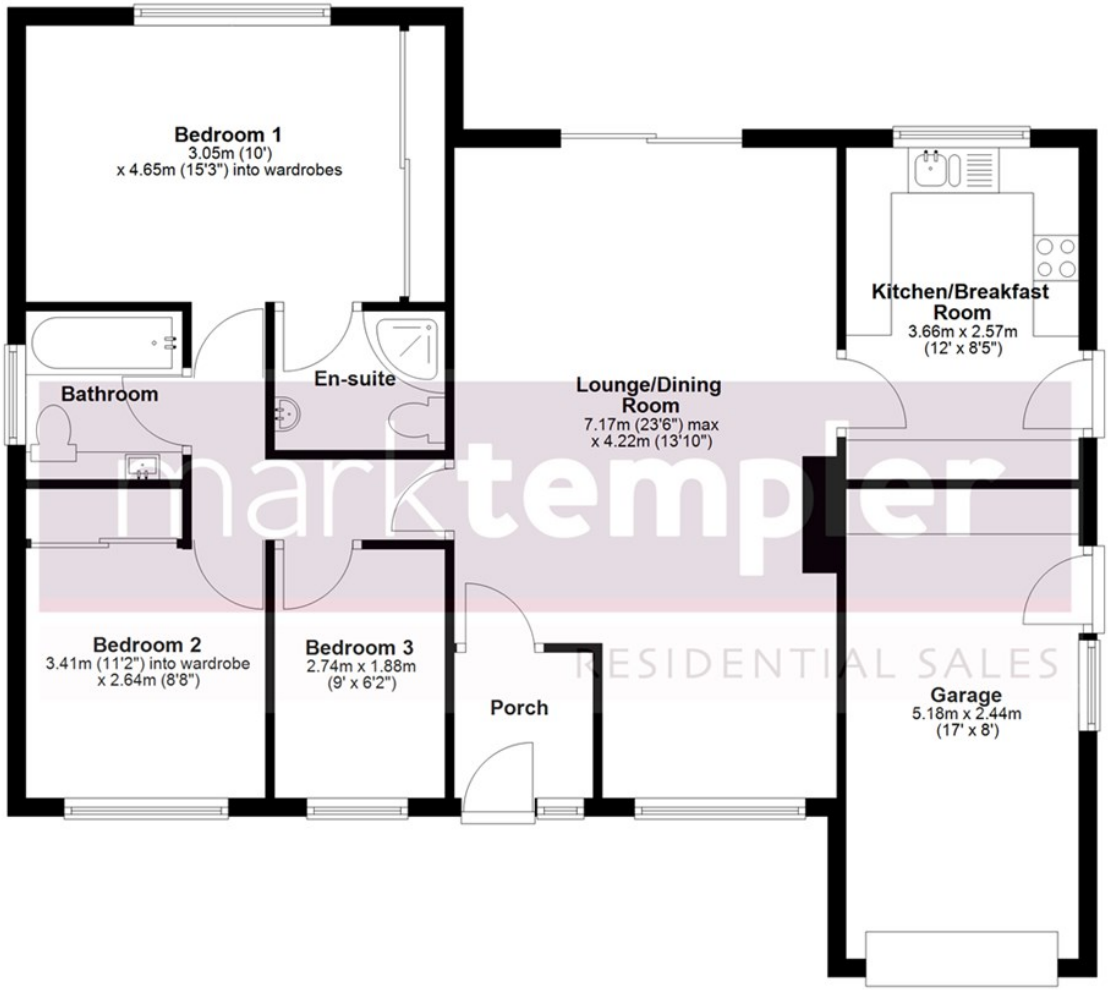
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.

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Ground Floor

Approx. 94.9 sq. metres (1021.0 sq. feet)



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Total area: approx. 94.9 sq. metres (1021.0 sq. feet)

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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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