1 The Old Water Gardens Blagdon BS40 7SN

£311,500

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RESIDENTIAL SALES









Property Type
House - End Terrace

How Big
704.70 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Air Source Heat Pump

Parking
Off Street & Garage

Outside
Front & Rear

EPC Rating
D

Council Tax Band
D

Construction
Traditional

Tenure
Freehold

If you are seeking a beautifully presented home in a quiet village setting, 1 The Old Water Gardens could be the perfect choice. Renovated by the current owner, this delightful property allows the new buyer to simply move in, unpack and enjoy village life at its best. The accommodation comprises an entrance hall with useful coat storage, leading through to a newly fitted kitchen featuring an attractive range of green Wren wall and base units. Integrated appliances include a dishwasher, double oven, washing machine and induction hob, all complemented by a bespoke quartz worktop and wood style flooring. There is ample space for a dining table, creating a welcoming social hub, with a door opening directly onto the garden. The hallway also leads to a generous lounge, with stairs rising to the first floor. Upstairs, there are two double bedrooms, with the principal bedroom benefiting from fitted wardrobes, along with a modern family bathroom. Appealing to environmentally conscious buyers, the property further benefits from a recently installed air source heat pump, enhancing both efficiency and sustainability. Externally, the front garden is gravelled and attractively planted with mature shrubs. The rear courtyard garden is a low-maintenance haven, laid with porcelain tiles and featuring a raised bed perfect for container planting and ideal for the keen but time-limited gardener. Additional benefits include a single garage located in a separate block and allocated parking for one vehicle. Ideally positioned within a short walk of all that this friendly village community has to offer, we strongly recommend an early viewing.

Blagdon is a picturesque North Somerset village offering a good selection of local amenities, including cosy public houses and Blagdon Primary School, which feeds into the highly regarded Churchill Academy and Sixth Form. The village is well placed for access to Bristol, Bath and Wells, while the surrounding countryside set at the edge of the Mendip Hills, is widely regarded as some of the most attractive in the region. The nearby lake at the base of the valley and the outstanding natural beauty of the surrounding landscapes further enhance the appeal of this charming location.





Well presented two bedroom home in central Blagdon village location





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 water
Mains drainage

HEATING
Air source heat pump

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 knowledge.

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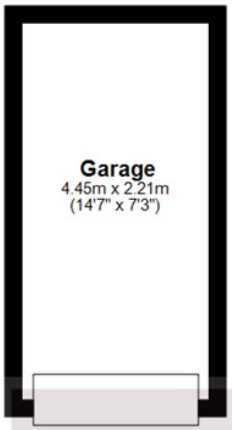
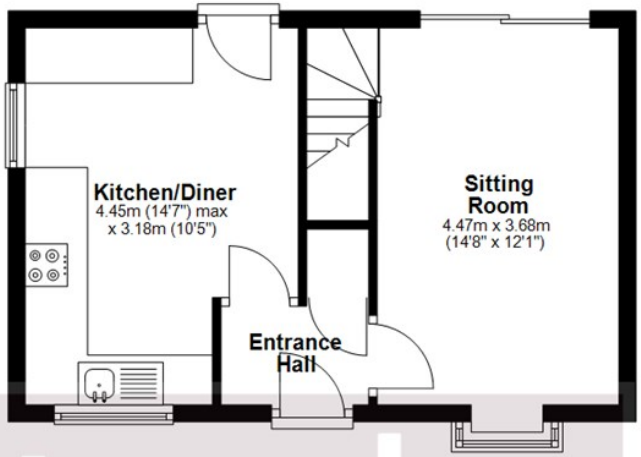
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



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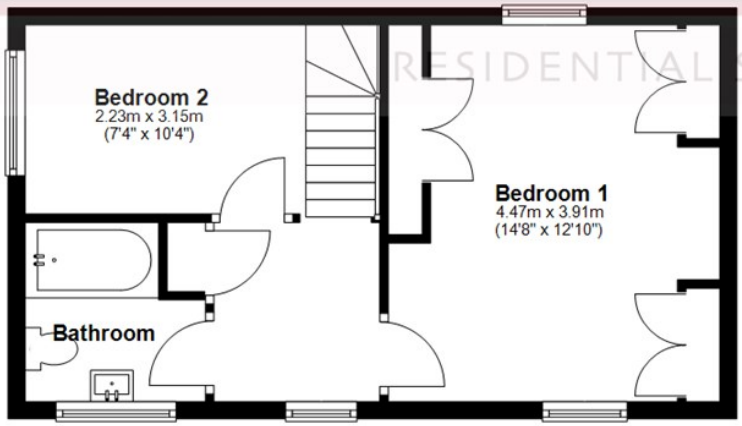
First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



Total area: approx. 65.5 sq. metres (704.7 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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