



11 The Score, Blagdon, Bristol, BS40 7SH

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- Well-presented three-bedroom semi-detached home
- In an Elevated Position with Views
- Open Plan Kitchen Diner with Picture Window
- Bright Sitting Room
- Three Bedrooms
- Family Bathroom
- Quiet Cul-de-sac location
- Garage and Parking
- Attractive Tiered Garden with Patio, Rockeries and Lawn
- Within Walking Distance of Local Amenities



Set in an elevated position within a quiet and popular cul-de-sac, offering far-reaching views across Blagdon Lake. Upon entering this three bedroom property, you are welcomed into a light-filled hallway leading through to a modern open-plan kitchen and dining area with a picture window, creating a bright and sociable space that continues into the sitting room. This home offers plenty of cupboards and storage space, designed with family living in mind. Upstairs there are three bedrooms and a family bathroom, the front bedrooms enjoy stunning views of Blagdon Lake. Outside, the attractive tiered rear garden features patio areas, rockeries and a lawn, providing something for everyone to enjoy. The property benefits from off-street parking for two to three vehicles and a single garage and is ideally located within walking distance of village amenities and within both primary and secondary school catchment areas.

The village of **Blagdon** is recognised as an Area of Outstanding Beauty and is located on the slopes of the Mendip Hills overlooking the lake, which is famous for its trout fishing. The whole area is one of outstanding beauty and there are exquisite views across surrounding hills and open countryside. Riding, walking, fishing and sailing are just some of the many activities available within the immediate area. The village facilities include a Cricket Club, the requisite Public Houses, Parish Church, Blagdon Primary School Churchill Academy and Sixth Form which has recently been awarded & 'Outstanding' by Ofsted, also benefiting from a modern sports complex.

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus that stops in the village that travels to both Bristol Temple Meads and Bath Spa train stations, with trains to London and the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 5'11" x 11'10"

LIVINGROOM 13'3" x 11'8"

KITCHEN/DINER 19'8" x 9'6"

First Floor

BEDROOM 10'9" x 11'7"

BEDROOM 12'10" x 9'4"

BEDROOM 8'6" x 7'9"

BATHROOM 6'5" x 6'2"

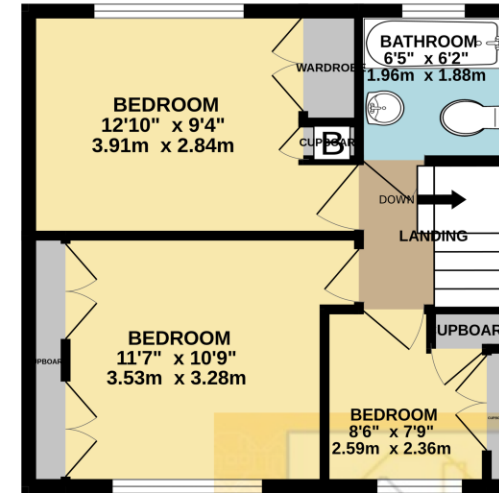
Outside

GARAGE 10'2" x 15'9"

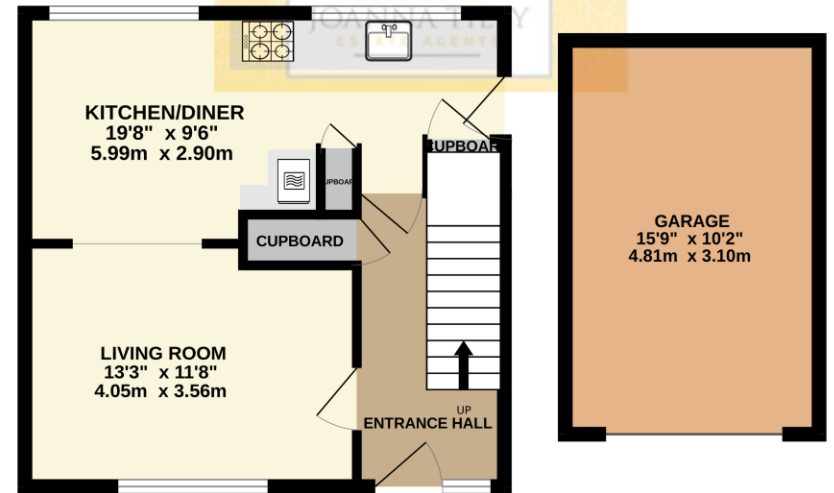


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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