



15 Eastcroft, Blagdon, Bristol, BS40 7RT

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- End Terrace Property
- Lovely Village Location
- Cottage Style Gardens
- Modern Kitchen/Breakfast Room
- Sitting Room with Wood Burner
- Three Bedrooms
- Modern Bathroom
- Large Utility Room
- Parking Available
- NO FORWARD CHAIN



FAMILY HOME WITH LOVELY GARDEN!

The property is in a pleasant cul-de-sac location with lots of space and lovely gardens.

Entering the property into a welcoming hallway that leads to a good-sized light and bright sitting room with a feature fireplace for cosy evenings! To the other side of the house is a large and open plan kitchen, dining and family area, with lots of storage, a great range of fitted cupboards, breakfast bar and a large pantry cupboard. To the rear of the house there is a large and useful utility room and downstairs loo.

Upstairs there are three good sized bedrooms – together with a well fitted family bathroom. There is even a sneaky view of Blagdon lake from one of the bedrooms!

Outside there are lovely cottage style gardens to the front and rear with various areas to relax – lots of perennial plants and shrubs, with patio areas to sit and enjoy. The property benefits from side access to the rear garden. There is a large summer house/office with power, ideal for working from home! There is also a wooden greenhouse – grow your own veg and live the good life!

Opportunity aplenty here to make this house your own. Call one of our friendly team – we would be delighted to show you around!

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

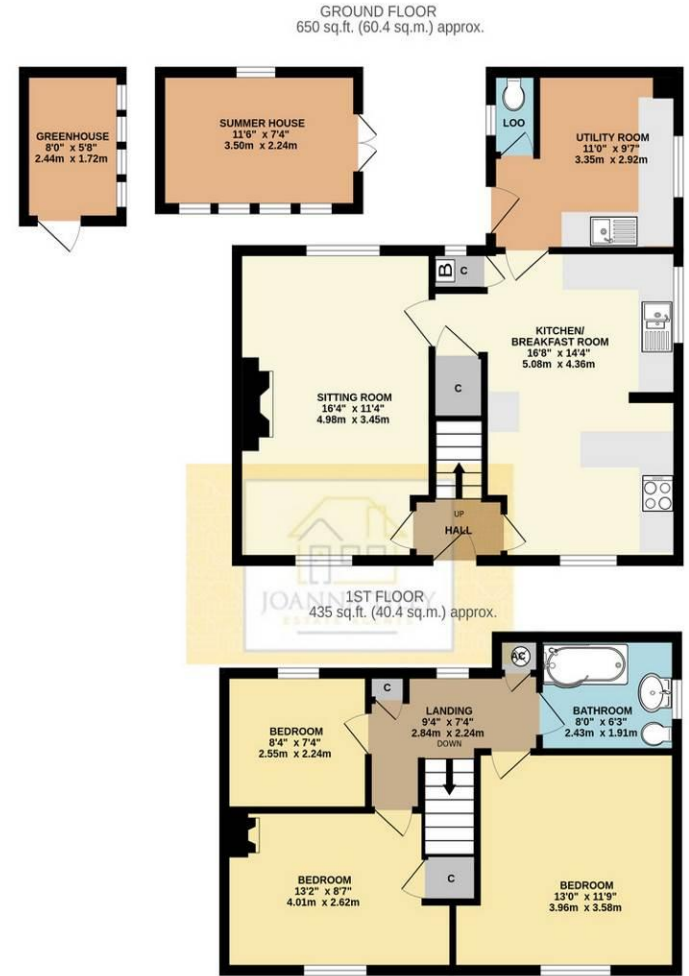
HALL 5'3" x 3'4"
 SITTING ROOM 11'4" x 16'4"
 KITCHEN/BREAKFAST ROOM 14'4" x 16'8"
 UTILITY ROOM 11'0" x 9'7"
 LOO 2'8" x 4'6"

First Floor

LANDING 9'4" x 7'4"
 BEDROOM 13'0" x 11'9"
 BEDROOM 13'2" x 8'7"
 BEDROOM 8'4" x 7'4"
 BATHROOM 8'0" x 6'3"

Outside

SUMMER HOUSE 11'6" x 7'4"
 GREENHOUSE 5'8" x 8'0"



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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