



13 Eastcroft, Blagdon, Bristol, BS40 7RT

- Semi-Detached Family Home
- Open Plan Kitchen and Dining Area
- Stylish Sitting Room with Log Burner
- Two Double Bedrooms
- One Single Bedroom
- Family Bathroom
- Well- Maintained Front and Rear Garden
- Close to All Village Amenities
- Sought After Village Location
- Walks from your Doorstep



Great Family Home in Sought-After Village Location

This stylish home is light and spacious throughout. Entering via the porch, there is ample room for muddy boots and coats, while the entrance hall leads through to the inviting sitting room featuring dual-aspect windows and a welcoming wood-burning stove. From here, you move through to the impressive kitchen/diner, which spans the full length of the house and offers plenty of space for entertaining family and friends.

Upstairs, there are two double bedrooms with built-in storage, along with a single bedroom with a lake view! The neat family bathroom completes the first floor.

To the rear, the garden features a patio perfect for alfresco dining and a lawned area. To the front is a neat, paved garden, and the property enjoys views over the green in the centre of the cul-de-sac. Call our friendly team today to arrange your viewing.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

ROOM MEASUREMENTS

Ground Floor

PORCH 5'3" x 4'1"

ENTRANCE HALL 5'3" x 10'1"

SITTING ROOM 11'1" x 16'6"

KITCHEN/DINING ROOM 11'4" x 27'2"

First Floor

LANDING 10'0" x 9'10"

BEDROOM 8'5" x 8'6"

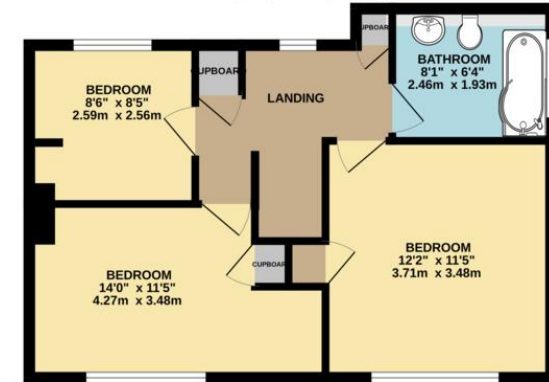
BEDROOM 14'0" x 11'5"

BATHROOM 8'1" x 6'4"

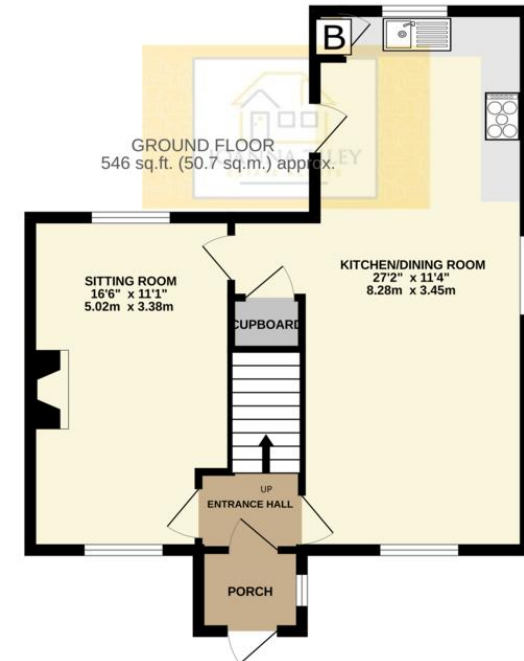
BEDROOM 11'5" x 12'2"



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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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