



**Robin King** | Estate Agents

## 16 THE OLD WATER GARDENS, BLAGDON, BRISTOL, BS40 7SN

**Detached bungalow at the head of a cul-de-sac**

**Tucked away position in this lovely village**

**Spacious sitting room/dining room**

**3 generous bedrooms**

**Ensuite to master bedroom**

**Conservatory**

**Family bathroom**

**Integral garage**

**Gardens wrapping around the bungalow**

**'Outstanding' Churchill School catchment area**

A delightful detached bungalow set at the end of a small cul de sac in the pretty village of Blagdon, an area of outstanding natural beauty. Well located to enjoy the stunning countryside or walk around Blagdon Lake whilst offering access to Bristol only 30 minutes away or Bristol Airport 6.7 miles away.

The property is approached via a brick paved driveway offering access to a garage and further off street parking with easy to maintain gardens surrounding the bungalow. Internally this well maintained home offers three bedroom with the master benefiting from a built in wardrobe, ensuite shower room and is further complemented by main bathroom.

There is a well-proportioned sitting/dining room with a feature fireplace and patio doors leading a conservatory ideal for enjoying some relaxing time and access out to the gardens.

The kitchen is well presented with ample storage, good work top space, breakfast bar and has some built in appliances.

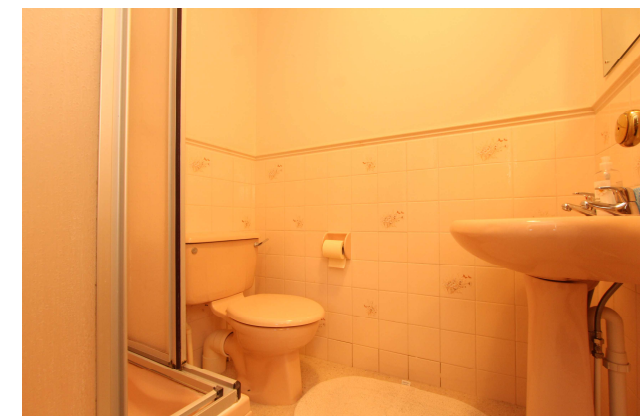


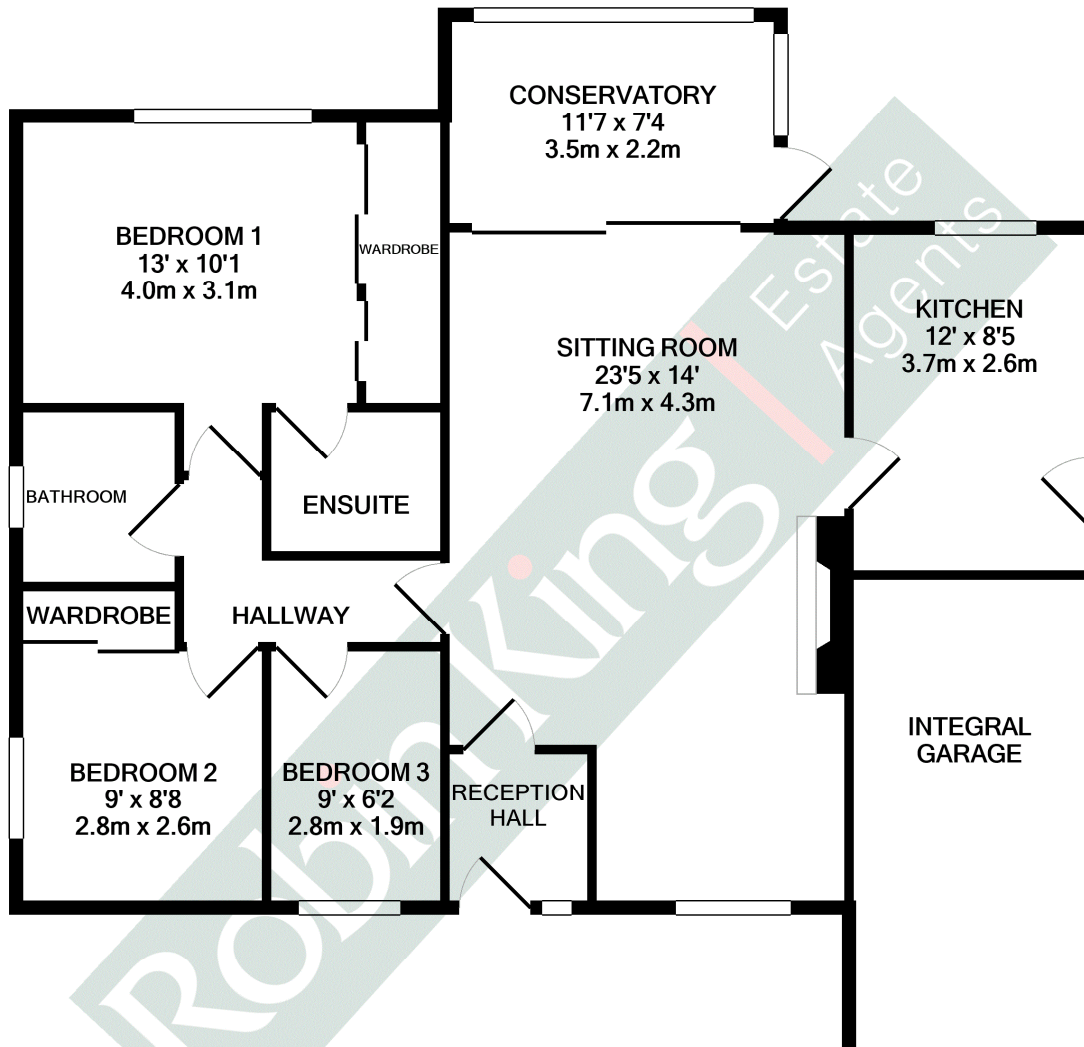


Blagdon is a popular village located on the edge of the Chew Valley between Bristol, Bath and Wells. The area is one of outstanding natural beauty. The village offers excellent amenities including a village store/post office, butchers, beauticians, public houses, parish church and an excellent primary school. Blagdon is in the Churchill Academy and Sixth Form catchment area. The property is well placed for commuting to both Bath and Bristol and has easy access to Bristol International airport.

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property





TOTAL APPROX. FLOOR AREA 1059 SQ.FT. (98.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**DIRECTIONS** - on leaving Robin King's office in Congresbury, turn right on to the High Street and continue along the road towards Langford. Go through Congresbury, out of the village and continue to the mini roundabout, turn right, then right again on to the A38. Turn left at the traffic lights on to Bath Road and continue all the way into Blagdon. Turn left onto Church Street and then left onto The Old Water Gardens and the property will be at the end of the cul de sac.

**SERVICES** – all mains services.

**LOCAL AUTHORITY** - North Somerset Council - Tax Band E £2,138 \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**Energy Performance Certificate**

16, The Old Water Gardens, Blagdon, BRISTOL, BS40 7SN

Dwelling type: Detached bungalow Reference number: 9360-2881-7623-9101-0411  
 Date of assessment: 09 December 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 10 December 2019 Total floor area: 45 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,103
Over 3 years you could save	£ 351

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 111 over 3 years	
Heating	£ 1,503 over 3 years	£ 1,311 over 3 years	
Hot Water	£ 408 over 3 years	£ 330 over 3 years	
<b>Totals</b>	<b>£ 2,103</b>	<b>£ 1,752</b>	<b>You could save £ 351 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	57	
G (1-20)		76

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 201
2 Low energy lighting for all fixed outlets	£50	£ 72
3 Solar water heating	£4,000 - £6,000	£ 78

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.