



  
 UNITED KINGDOM  
**PROPERTY AWARDS**  
 REAL ESTATE  
 in association with  
**GAGGENAU**  
 ★★★★★  
 BEST REAL ESTATE  
 AGENCY SOMERSET  
 Robin King Estate Agents  
 2014-2015

*Gold*  
**The Negotiator**  
**AWARDS 2014**  
 Regional Agency  
 of the Year: South West

**Robin King** | Estate Agents

## TOP ROWS, SCORE LANE, BLAGDON, BS40 7RX

**Imposing detached home with accommodation over 3 floors in sought after Blagdon village**

**Superb views towards Blagdon Lake**

**Versatile accommodation of some 1,697 sq ft, suitable for dual occupation if required**

**Generous sitting room**

**Kitchen/breakfast room opening up into dining room**

**Bedroom to the ground floor and 3 further bedrooms to the first floor**

**Ensuite to the master bedroom**

**Utility room and cloakroom**

**Double garage and parking**

**'Outstanding' Churchill School catchment**

**Solar panels**

This beautiful home has superb views towards Blagdon Lake and is situated towards the end of the lane in this sought after village. The accommodation is extremely versatile, offering flexible family living.

The property is entered via the entrance hall, off which there is access to the double garage. There is also a spacious cloakroom, utility room and double bedroom to this floor, which could form a separate wing if desired.

The mezzanine floor forms a generous living level with a 22' sitting room with a patio door to the rear and an attractive woodburner plus well fitted kitchen/breakfast room with built-in oven, hob, microwave, fridge/freezer and dishwasher. The kitchen leads through to the dining room making this a sociable space.

To the first floor of the property there is a beautiful master bedroom with a range of built-in wardrobes plus an ensuite shower room. There are 2 further bedrooms, 1 currently used as a study, plus a family bathroom.







There is a double garage to the front of the property plus ample off street parking. The garden to the rear is gently sloping and mainly laid to lawn, with stunning views towards Blagdon Lake.

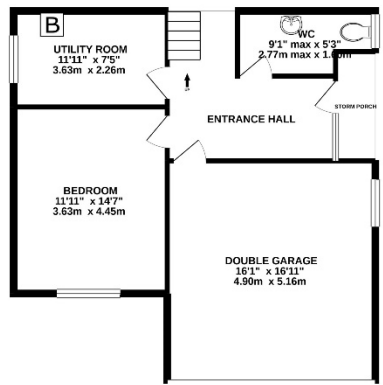
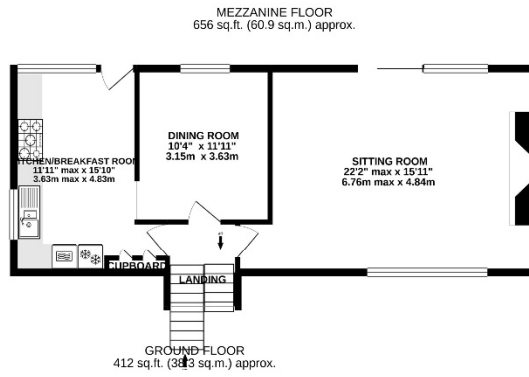
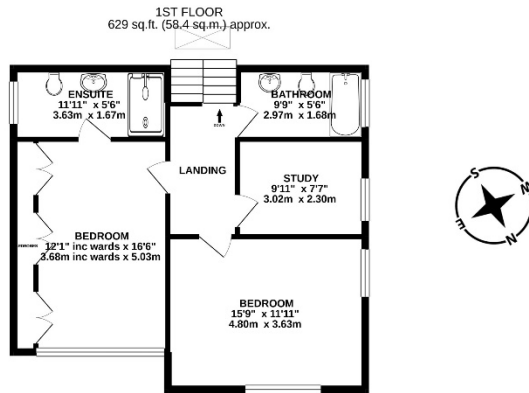
Blagdon is a popular village located on the edge of the Chew Valley between Bristol, Bath and Wells. The area is one of outstanding natural beauty. The village offers excellent amenities including a village store/post office, butchers, beauticians, public houses, parish church and an excellent primary 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 FLOOR AREA : 1697 sq.ft. (157.6 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.  
Made with Metropix ©2020

The boiler has been replaced with a condensing boiler since the EPC was carried out

**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 right into Score Lane just after the primary school and the property will be found towards the end on the right hand side.

**SERVICES** – all mains services. Solar panels generating an income

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band F £2,526.20 (2019/20) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**Energy Performance Certificate**

Top Rows, Score Lane, Blagdon, BRISTOL, BS40 7RX

Dwelling type: Detached house Reference number: 8107-7821-1150-9379-6992  
 Date of assessment: 11 September 2013 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 14 September 2013 Total floor area: 198 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:	£ 3,768
Over 3 years you could save	£ 933

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	
Heating	£ 3,138 over 3 years	£ 2,286 over 3 years	
Hot Water	£ 381 over 3 years	£ 300 over 3 years	
<b>Totals</b>	<b>£ 3,768</b>	<b>£ 2,835</b>	<b>You could save £ 933 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**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	75	82	G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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	£800 - £1,200	£ 299
2 Heating controls (room thermostat)	£350 - £450	£ 163
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 470

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

**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)**  
**Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**