



5 Dipland Grove Bath Road, Bristol, BS40 7SF

Offers Over £300,000

****OPEN DAY TUESDAY 8TH SEPTEMBER - STRICTLY BY APPOINTMENT ONLY**** Nestled in the charming village of Blagdon, Bristol, this three-bedroom semi-detached house presents a wonderful opportunity for those looking to create their dream home. Offered to the market with no onward sales chain, the property is in need of modernisation, allowing you to tailor it to your personal taste and style.

The generous rear garden is a standout feature, providing a serene outdoor space with delightful views over the nearby lakes, perfect for enjoying the tranquil surroundings. Blagdon is a picturesque village located on the northern edge of the Mendip Hills, renowned for its stunning countryside and dramatic hilltop vistas. The area boasts a strong sense of community and heritage, with charming stone cottages and historic buildings that contribute to its traditional English village atmosphere.

The Church of St Andrew, a notable landmark dating back to the 15th century, adds to the village's historical significance. Residents can enjoy the local amenities, including inviting pubs and small shops that cater to everyday needs, fostering a close-knit community spirit. With Bristol just 12 miles to the northeast, this location is ideal for commuters or those seeking a peaceful retreat from city life.

Entrance via uPVC double glazed front door giving access into

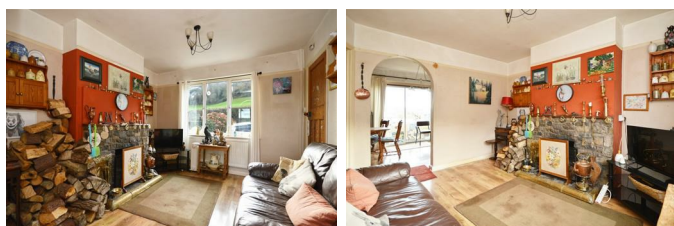
Hallway



Quarry tiled flooring, single radiator, stairs rising to first floor landing, small understairs storage cupboard, door to

Sitting Room

12'3" x 11'4" (3.75 x 3.46)



uPVC double glazed window to front aspect, single radiator, open fire with stone surround, hearth and wooden mantel, picture rails, wood effect flooring, door to kitchen, archway to

Dining Room



Sliding patio doors to rear garden, single radiator, picture rails,

Kitchen

11'1" x 6'5" (3.39 x 1.97)



uPVC double glazed windows to rear and side aspects enjoying views towards the lake, Worcester oil fired boiler, a range of wall and floor units with roll edge worksurface over, single stainless steel sink drainer unit, space and plumbing for automatic washing machine, space for fridge, door to rear garden, uPVC double glazed window to front aspect, space for freestanding electric cooker.

Bathroom



Obscured uPVC double glazed window to side aspect, single radiator, sink and bath with electric Triton shower over.

First Floor Landing

Access to loft space, uPVC double glazed window to side aspect, doors to

Bedroom One

9'6" x 15'4" (2.91 x 4.68)



uPVC double glazed windows to front aspect, single radiator, a range of storage cupboards, picture rail.

Bedroom Two

9'3" x 9'6" (2.84 x 2.91)



uPVC double glazed window to rear aspect enjoying amazing far reaching views towards the lake and the countryside beyond, single radiator, storage cupboard.

Bedroom Three

12'4" x 8'1" (3.78 x 2.48)



uPVC double glazed window to rear aspect also enjoying the stunning views, single radiator, storage cupboards.

Outside



The front of the property has an area of lawn with borders containing shrubs, a driveway provides off street parking, A path (shared with a neighbor at No 4) leads to the rear of the property. A wrought iron gates leads to the terraced patio areas ideal for garden furniture and enjoying the views, the remainder is laid mainly to lawn with established borders containing herbaceous perennials, plants and shrubs. The rear garden is enclosed by part wooden featheredge fencing and chain mesh fencing.

Directions

Sat Nav BS40 7SF

Floor Plan

