



The
**Property
Selling**
company™

Tel 0800 111 4118

Email hello@thepropertysellingcompany.co.uk

Web www.thepropertysellingcompany.co.uk



6 West Croft, Bristol, BS40 7RU

Offers over £249,995

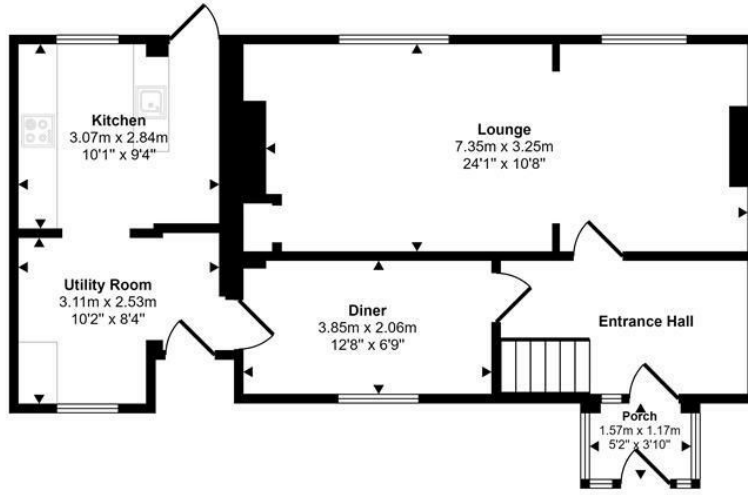
We are pleased to present this 3 Bedroom Semi Detached property for sale in Blagdon, Bristol, an excellent buy for an Investor or Owner Occupier alike.

A three bedroom Semi Detached which is an excellent buy for an Investor or Owner Occupier alike. Situated close to local amenities with access to the motorway network via Clevedon (Junction 20) and St. Georges (Junction 21) with an International airport at Lulsgate and mainline railway stations at Weston -super-Mare, Yatton and Bristol.

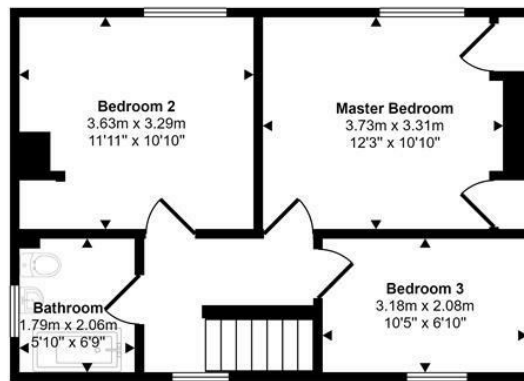
The village of Blagdon in North Somerset is located on the slopes of the Mendip Hills overlooking Blagdon Lake, which is famous for its trout fishing. The whole area is one of outstanding natural beauty and there are splendid views of the surrounding hills and open countryside. Riding, walking, fishing, sailing and dry-skiing are just some of the activities available around. The village facilities include a convenience store and post office, 3 public houses, parish church, Blagdon Primary School (and Blagdon Pre-School. Further information about the village can be obtained from the website (education is available at nearby Churchill Academy and Sixth Form (which has recently been awarded & 'Outstanding' by Ofsted and also benefits from a modern sports complex, and there are private schools at Bristol, Wells, Sidcot, Bath and Wraxall. Access to the motorway network is at Clevedon (junction 20) and St. Georges (junction 21) with an international airport at Lulsgate and mainline railway stations at Weston-super-Mare, Yatton and Bristol.



Approx Gross Internal Area
106 sq m / 1140 sq ft



Ground Floor
Approx 62 sq m / 672 sq ft



First Floor
Approx 43 sq m / 468 sq ft

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

