



# Olive

ESTATE AGENTS



## 8 Dipland Grove Bath Road, Bristol, BS40 7SF £465,000

\*\*\* LOCATION LOCATION LOCATION \*\*\* SPECTACULAR VIEWS OF BLAGDON LAKE \*\*\* EXTENDED AND WELL PRESENTED SEMI DETACHED \*\*\* LARGE LIVING ROOM LEADING THROUGH TO THE KITCHEN \*\*\* LAUNDRY ROOM \*\*\* SUN ROOM (currently used as a dining room) \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* TWO/THREE BEDROOMS \*\*\* LARGE FAMILY BATHROOM \*\*\* EN SUITE TO THE MAIN BEDROOM \*\*\* OFF STREET PARKING \*\*\* BEAUTIFUL GARDEN WITH A LARGE TERRACE AREA \*\*\* WELL LOCATED IN THE SOUGHT AFTER VILLAGE OF BLAGDON \*\*\* COUNCIL TAX BAND C \*\*\* EPC C \*\*\* FREEHOLD \*\*\* PLEASE WATCH OUR VIDEO TOUR FOR ROOM DESCRIPTIONS \*\*\*







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1423 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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