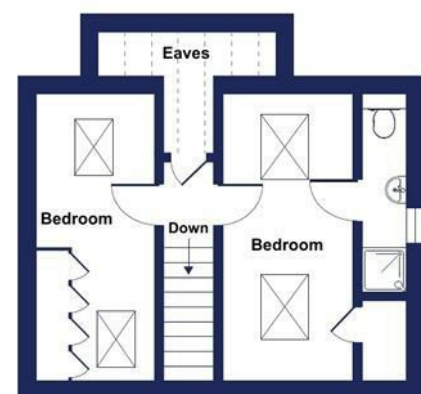


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Westland Avenue, Oldland Common, Bristol, BS30

Approximate Area = 903 sq ft / 83.9 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Total = 952 sq ft / 88.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted
head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1470338



www.daviesandway.com
 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
 DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
 Tel: 0117 9863681 email: keynsham@daviesandway.com

11A Westland Avenue, Oldland Common, Bristol, BS30 9SH



£325,000

A modern three bedroom detached bungalow offering accommodation well suited to those downsizing.

- Detached ▪ Bungalow ▪ Cloakroom ▪ Lounge/dining room ▪ Kitchen ▪ Three bedrooms ▪ Two ensuites ▪ Garden ▪ Off street parking ▪ No onward chain



11A Westland Avenue, Oldland Common, Bristol, BS30 9SH

This modern three bedroom detached bungalow offers ideal accommodation for those looking to downsize.

The property is entered via a welcoming entrance hall, which provides access to a cloakroom/WC and a spacious contemporary kitchen. Glazed double doors lead through to the lounge/dining room enhanced by dual aspect French doors opening onto the garden. The principal bedroom is also located on the ground floor and benefits from an en suite shower room. To the first floor are two well proportioned bedrooms, one of which enjoys the convenience of an en suite shower room, while the other benefits from fitted wardrobes.

Externally, the gardens have been thoughtfully landscaped with ease of maintenance in mind. The front garden is predominantly laid with decorative chippings and bark, while the rear garden features artificial lawn, decking and patio areas, creating ideal spaces for outdoor dining. Further benefits include off street parking to the rear of the property.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY

Wooden glazed door to kitchen, wooden doors to cloakroom and to storage cupboard. Staircase to first floor, fitted unit housing fuse box, spotlights and radiator.

KITCHEN 3.5m x 3.1m (11'5" x 10'2")

Double glazed windows to front and side aspect and wooden glazed doors to lounge/dining room. Matching wall and base units with wooden work surfaces over, integrated slimline dishwasher and two ovens, five ring induction hob with extractor hood over. One and a quarter basin and drainer with mixer tap over, tiled splashbacks to wet areas, under cabinet lighting, spotlights, radiator and power points.

LOUNGE/DINING ROOM 4.7m x 3.1m (15'5" x 10'2")

Double glazed French doors to both side and rear aspect, wooden doors to bedroom and to storage cupboard, spotlights, radiator and power points.

BEDROOM ONE 3.8m x 3m (12'5" x 9'10")

Double glazed window to rear aspect, wooden door to ensuite, spotlights, radiator and power points.

ENSUITE 2.4m x 2m (7'10" x 6'6")

Walk in shower cubicle, vanity basin unit with mixer tap over, wall mounted mirrored shelving unit and a low level WC. Tiled walls to wet areas, extractor fan, spotlights and a heated towel rail.

CLOAKROOM/WC 1.9m x 0.9m (6'2" x 2'11")

Double glazed obscured window to front aspect, vanity basin unit with mixer tap over and tiled splashback. Low level wc, spotlights and radiator.

FIRST FLOOR

LANDING

Doors to first floor rooms and access to eaves.

BEDROOM TWO 4.9m x 2.2m (16'0" x 7'2")

Double glazed Velux windows to both front and rear aspect, door to ensuite and door to cupboard housing gas combination boiler. Radiator and power points.

ENSUITE 3.2m x 0.7m (10'5" x 2'3")

Double glazed obscured window to side aspect, walk in shower cubicle, vanity basin unit with mixer tap over and a low level WC.

Tiled walls to wet areas, extractor fan, spotlights and a heated towel rail.

BEDROOM THREE

Double glazed Velux windows to front and rear aspect, built in wardrobes, radiator and power points.

EXTERIOR

FRONT OF PROPERTY

Mix of laid to decorative chipping and bark for ease of maintenance. Fenced boundaries with pedestrian gate.

REAR AND SIDE GARDEN

Laid to artificial lawn, decking and patio are for outdoor dining. Timber storage shed, fenced boundaries and access to off street parking.

OFF STREET PARKING

Laid to hard standing driveway accessed via a dropped kerb at the rear of the property.

TENURE

This property is freehold. There is a rent charge payable of £7.70 per annum.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Under the Estate Agents Act 1979 we hereby disclose the seller of this property has a link to a Davies and Way employee.

This property is located within a coal mining reporting area. Local authority: South Gloucestershire Council Services: All services connected. Broadband speed: Ultrafast 1000mbps (Source - Ofcom). Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

