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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Helens Drive, Oldland Common, Bristol, BS30

Approximate Area = 1010 sq ft / 93.8 sq m  
For identification only - Not to scale



GROUND FLOOR

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: 1471082



25 St. Helens Drive, Oldland Common, Bristol, BS30 6RF



Offers In Excess Of £500,000

A delightful and spacious detached three bedroom bungalow in a popular sought after location and benefits from wrap around garden and a garage.

- Detached bungalow
- Three bedrooms
- Two reception rooms
- Modern shower room
- Popular location
- Wrap around gardens
- Garage and driveway
- No onward chain
- Well positioned between Bristol and Bath

## 25 St. Helens Drive, Oldland Common, Bristol, BS30 6RF

Situated in a sought after residential area of Oldland Common, this well presented detached bungalow occupies a generous plot and offers spacious, versatile accommodation ideally suited to a variety of buyers.

The property is entered via a welcoming and spacious entrance hall, from which all rooms are accessed. The flexible layout currently comprises two reception rooms, providing excellent space for both everyday living and entertaining. The accommodation also includes three bedrooms, although the adaptable floor plan allows rooms to be utilised to suit individual requirements, whether as additional reception space, a home office, or hobby room.

The kitchen is attractively fitted with a range of cream wall and base units, ample storage solutions, and an excellent selection of integrated modern appliances, making it both practical and stylish. The contemporary shower room has been thoughtfully designed with accessibility in mind and features a wet-room style shower, modern fittings, and quality tiling throughout.

Externally, the property continues to impress. To the rear is an enclosed garden featuring a covered seating area directly outside the kitchen, a generous patio ideal for al fresco dining, mature flower and shrub borders, a greenhouse, and a garden shed. Gated side access adds further convenience. The front garden is laid mainly to lawn with established flower beds, while a tarmac driveway provides off-road parking and leads to the garage, which benefits from power, lighting, and rear garden access.

Offering a combination of flexible accommodation, well maintained gardens, and a desirable location, this attractive bungalow presents an excellent opportunity for those seeking single-storey living in a popular community setting.

Oldland Common is a highly regarded suburban village situated on the eastern outskirts of Bristol, offering an appealing balance between town and countryside living. The area is well known for its friendly community atmosphere, excellent local amenities, and convenient transport links.

Residents benefit from a range of nearby shops, cafés, pubs, and everyday services, while larger retail and leisure facilities can be found in nearby. The area is particularly popular with those who enjoy outdoor pursuits, with easy access to countryside walks, cycle routes, and open green spaces, including the popular Bristol and Bath Railway Path.

Oldland Common is also well positioned for commuters, providing convenient access to Bristol, Bath, and the wider motorway network via the M4 and M32. The combination of local amenities, green surroundings, and excellent connectivity has made the area one of the most desirable locations in the eastern Bristol fringe.

### ENTRANCE HALLWAY

Double glazed frosted entrance door with matching double glazed frosted windows to either side, providing natural light while maintaining privacy. Radiator. Access to the loft. Built-in cupboard housing the gas meter and electrical consumer unit. Additional storage cupboard containing the Worcester combi boiler.

### FRONT RECEPTION ROOM 4.18 x 3.95 (13'8" x 12'11")

Double glazed bay window to the front aspect and a further double-glazed window to the side aspect, allowing for an abundance of natural light. Glazed door with matching glazed side panels providing access to the room. Gas fireplace (not tested).

### REAR RECEPTION ROOM 4.71 x 3.41 (15'5" x 11'2")

Double glazed patio doors opening onto the rear garden. Radiator. Door leading through to the kitchen.

### KITCHEN 2.40 x 3.04 (7'10" x 9'11")

Double glazed window to the rear aspect overlooking the garden and a further double glazed window to the side aspect. Fitted with a range of cream wall and base units incorporating cupboards and drawers. Built-in appliances include a four burner gas hob, waist height oven, combination oven/microwave, fridge, washing machine and extractor hood. Laminate work surfaces with an inset stainless steel sink and drainer to either side. Tiled splashbacks. Radiator.

### BEDROOM 3.84 x 4.18 (12'7" x 13'8")

Double glazed bay window. Range of built-in wardrobes providing ample storage. Fitted dressing table. Wall lights.

### BEDROOM 4.07 x 3.34 (13'4" x 10'11")

Double glazed window to the rear aspect. Built-in wardrobe and fitted dressing table.

### Cloakroom

Comprising a low level WC and wash hand basin.

### BEDROOM 3.04 x 2.17 (9'11" x 7'1")

Double glazed window together with a character stained glass porthole window, adding a distinctive feature to the room. Radiator.

### SHOWER ROOM 2.28 x 2.04 (7'5" x 6'8")

Double glazed frosted window to the side aspect. Suite comprising a low-level WC and wet-room style shower with thermostatic controls. Wall mounted storage cupboard. Chrome heated towel rail. Fully tiled walls and floor.

### OUTSIDE

#### REAR GARDEN

Immediately outside the kitchen is a covered canopy area. A generous patio provides an ideal space for relaxing and al fresco dining. The garden benefits from mature flower and shrub borders, together with a storage shed and greenhouse, making it particularly appealing to keen gardeners. Gated side access.

#### FRONT AND SIDE GARDEN

Enclosed by a dwarf wall to the front, with a tarmac driveway providing off road parking and leading to the garage. A pathway extends around the front and side of the property, with a separate pedestrian path from the street leading to the front entrance. The garden is laid mainly to lawn with established flower beds.

### GARAGE 4.70 x 2.55 max (15'5" x 8'4" max)

Up-and-over door to the front and a personal door providing access to the rear garden. Benefitting from power and lighting.

### TENURE

Freehold

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is E. 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

local authority. South Gloucestershire Service. All mains services connected Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom

Broadband. Ultrafast 1800 mps. Source Ofcom

The property is located with in a coal mining reporting area

