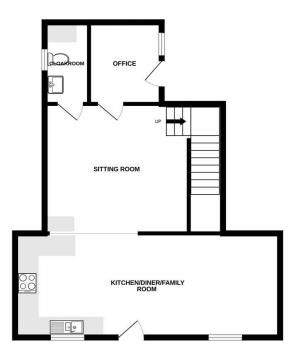
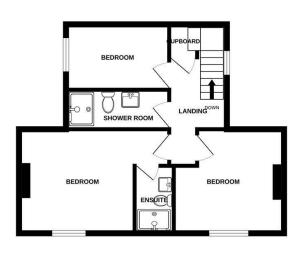


#### GROUND FLOOR 584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR 425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 990sq.ft. (92.0 sq.m.) approx. ery attempt has been made to ensure the accuracy of the floorplan contained here, meas windows, rooms and any other items are approximate and no responsibility is taken for

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other tens are approximate and no responsibility is laken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any rospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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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.

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**CHARTERED SURVEYORS • ESTATE AGENTS** 

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Crown Cottage 5 North Street, Oldland Common, Bristol, BS30



# £450,000

A immaculately presented detached home in Oldland Common. Benefiting from an open plan feel giving a great feeling of space. The first floor offers three bedrooms one with an ensuite and a further family shower room.

■ Detached home ■ Three bedrooms ■ Off street parking ■ Low maintenance garden ■ Open plan living ■ Separate office ■ No onwards chain ■ Two shower rooms ■ Generous kitchen space





# Crown Cottage 5 North Street, Oldland Common, Bristol, BS30 8TU

Located on North Street in the charming area of LANDING Oldland Common, this stunning detached home offers a Double glazed window. Ceiling spot lights. Cupboard perfect blend of modern living and comfort. With three with Worcester combi boiler. well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts a spacious reception room that flows seamlessly into an open plan Kitchen dining area, creating a warm and inviting atmosphere for both relaxation and ENSUITE 2.02 x 1.18 (6'7" x 3'10") entertaining. The ground floor also benefits from a cloakroom and an office ideal for modern living.

The high-quality finish throughout the home is evident, showcasing contemporary design and attention to detail. The two shower rooms provide convenience and privacy, making morning routines a breeze for all residents.

Outside, the property features a low maintenance garden and a separate courtyard space, perfect for SHOWER ROOM 3.11 x 1.18 (10'2" x 3'10") enjoying the outdoors without the hassle of extensive upkeep. Additionally, off-street parking ensures that you will never have to worry about finding a space for your vehicle.

This delightful home is not only a sanctuary of comfort but also a practical choice for modern living. With its prime location in Oldland Common, you will enjoy the benefits of a great location while still being within easy reach of local amenities and transport links. This property is a must-see for anyone looking to settle in a vibrant community.

### OPEN PLAN KITCHEN DINER FAMILY ROOM 7.96 x 3.12 (26'1" x 10'2")

Two double glazed windows with deep window sills. Generous selection of wall and base unit with a mixture of cupboards and drawers and wood worktops and a stainless steel one and half sink, drainer with a mixer tap. Behind are white subway style tiled splashbacks. The property comes with numerous built in appliances including an oven, hob, designer cooker hood, dishwasher, washing machine, under counter fridge and under counter freezer. Ceiling spot lights. Tiled flooring which flows through out the ground floor. Radiator.

### SITTING ROOM 3.88 x 4.33 (12'8" x 14'2")

Double glazed window with a side aspect. Tiled flooring. Radiator. Stairs lead to the first floor and a single step lead to the office and the Cloakroom.

## CLOAKROOM 2.44 x 1.31 (8'0" x 4'3")

Double glazed frosted window with a side aspect. White suite comprising toilet and a vanity sink with mixer taps and a tiled splashback. Wood work top to the rear with space underneath. Radiator. Tiled floor. Ceiling spot lights.

#### OFFICE 2.43 x 2.14 (7'11" x 7'0")

Double glazed window. Double glazed door leads out to the courtyard. Tiled flooring.

# **UPSTAIRS**

#### BEDROOM 3.47 x 3.12 (11'4" x 10'2")

Double glazed window with a front aspect. Radiator. Ceiling spot lights. Door to

Shower cubicle with a glass door and thermostatic shower. Wall mounted wash hand basin. Toilet. Heated towel rail. Tiled walls and floor.

### BEDROOM 3.49 3.18 (11'5" 10'5")

Double glazed window with a front aspect. Radiator. Ceiling spot lights

#### BEDROOM 3.10 x 1.95 (10'2" x 6'4")

Double glazed window. Radiator. Ceiling spot lights

Shower cubicle with glass door and a thermostatic rainfall shower. Heated towel rail. Tiled walls and floor. Ceiling spot lights. Extractor fan.

#### OUTSIDE

The front has a driveway which offers off street parking. The space has been designed to be low maintenance with gravel. There is a low level wall which is rendered and a pathway leads to the front door which has storm porch. There is a further courtyard garden which is paved and gravelled for low maintenance and a side gate gives access to the side of the property.

#### **TENURE**

### **COUNCIL TAX**

According to the Valuation Office Agency website, 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 Services. All mains services connected Broadband. Ultrafast 1000mps Mobile phone signal outside. EE O2 Three Vodafone.

Property is within a coal mining reporting area



















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