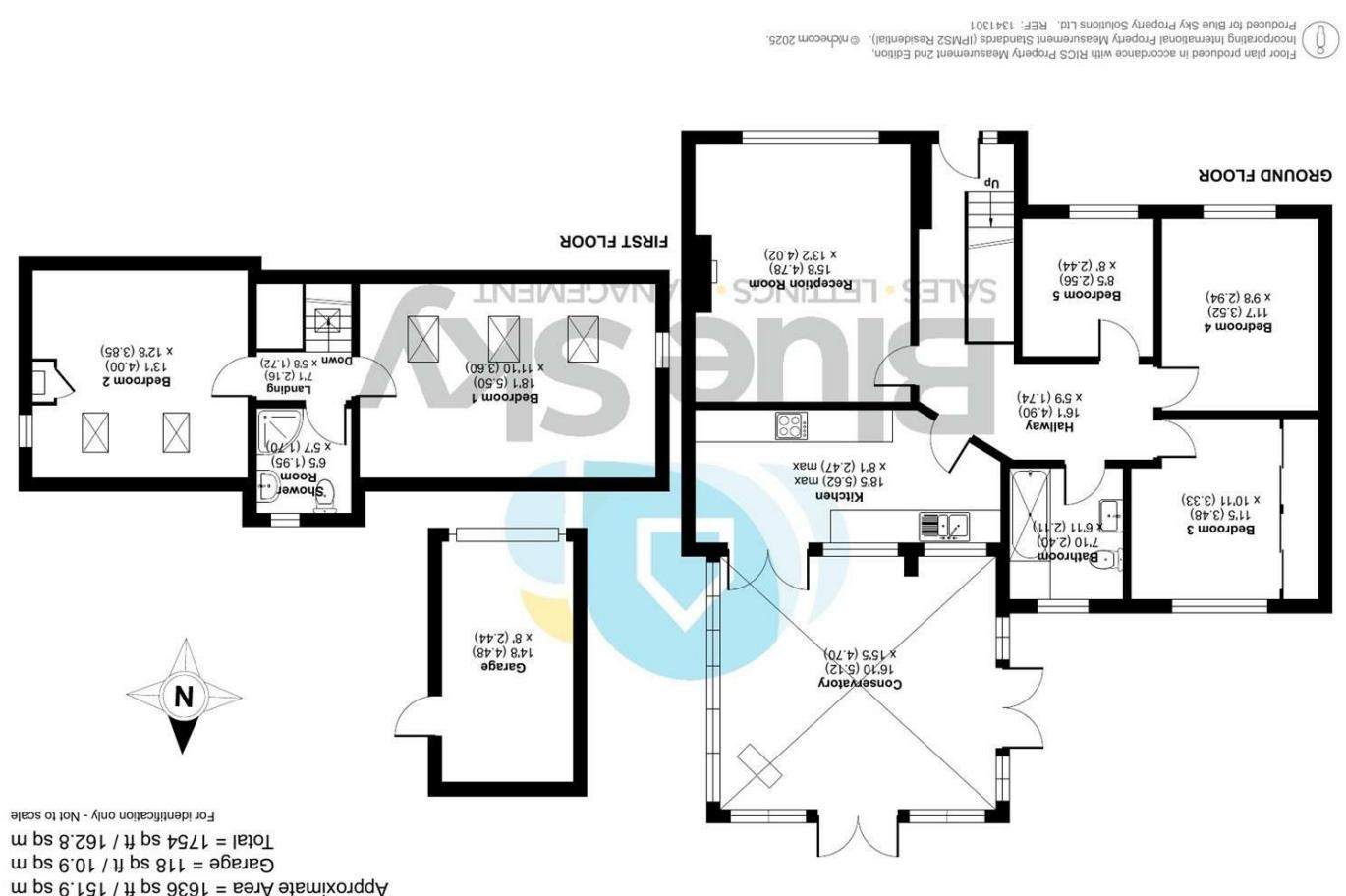


The important bit  
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract and we can't guarantee their accuracy. All measurements given are approximate and our floor plans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, prior to exchange of contracts or make a formal offer. If services have been switched off/discharged, prior to satisfy yourself as to their own independence, we ask you to exchange of contracts. Please also be aware that you may need to come through us for all negotiations and charges may apply. If you wish to down, release an interest in this property or make a formal offer, you need to come through us for all negotiations and charges may apply.

Don't forget to register and stay ahead of the crowd.  
[www.bluesky-property.co.uk](http://www.bluesky-property.co.uk)  
See all of our amazing properties and get lots of help at:  
28 Ellacombe Road, Bristol, BS30 9BA  
[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)  
0117 9328165  
Get in touch to arrange a viewing!  
Like what you see?



St. Annes Drive, Oldland Common, Bristol, BS30





Council Tax Band: E | Property Tenure: Freehold

WOW WOW WOW!! Located on the very desirable road of St. Annes Drive in Oldland Common you will find this beautiful detached bungalow offering spacious and versatile accommodation throughout! You won't be disappointed! Location is ideal as local amenities of the High Street are close by as well as local schools, great road access to Bath, Keynsham and motorway connections plus Keynsham train station. The accommodation comprises: entrance hall with stairs to the first floor landing, lounge, kitchen, conservatory with log burner, downstairs bathroom and three bedrooms. The first floor boasts two further bedrooms and shower room. Externally you will find a generous drive offering parking for several cars, garage and the mature rear garden with lawn area and vegetable plot! Make sure this home is top of your to view list!



#### Entrance Hall

19'3" max x 14'5" max (5.87m max x 4.39m max)  
Double glazed door and window to front, L shaped, stairs to first floor landing, two radiators, wood flooring, base cupboard housing gas and electric meters and fuse board.

#### Lounge

15'6" x 13'2" max (4.72m x 4.01m max)  
Double glazed window to front, radiator, wood flooring, gas fire with surround.

#### Kitchen

8'10" x 18'5" (2.69m x 5.61m)  
Two double glazed windows to rear, double glazed French doors to rear, wall and base units, worktops, tiled splashbacks, tiled flooring, 1 1/2 bowl sink with drainer, cooker hood, electric hob and oven, space for washing machine, integrated fridge and integrated freezer, radiator, spotlights.

#### Conservatory

15'11" max x 17'2" (4.85m max x 5.23m)  
Double glazed French doors to side and rear, double glazed windows, double glazed roof, log burner, tiled flooring, of brick and UPVC construction.

#### Downstairs Bathroom

7'10" x 6'11" (2.39m x 2.11m)  
Double glazed window to rear, enclosed bath with shower head off taps, wash hand basin, W.C., heated towel rail, tiled walls, tiled flooring, extractor fan, inset lighting.

#### Bedroom Three

10'1" x 11'5" into wardrobe (3.33m x 3.48m into wardrobe)  
Double glazed window to rear, built in wardrobes with sliding doors, radiator, spotlights.

#### Bedroom Four/Dining Room

11'6" x 9'8" (3.51m x 2.95m)  
Double glazed window to front, radiator, spotlights.

#### Bedroom Five

8'5" x 8'0" (2.57m x 2.44m)  
Double glazed window to front, radiator, wood flooring.

#### First Floor Landing

3'0" x 5'7" (0.91m x 1.70m)  
Skylight window to front.

#### Upstairs Shower Room

6'4" x 5'6" (1.93m x 1.68m)  
Double glazed window to rear, shower cubicle, wash hand basin, W.C., heated towel rail, extractor fan, tiled walls, tiled flooring.

#### Bedroom One

11'9" x 18'10" (3.58m x 5.74m)  
Double glazed window to side, three skylight windows to the front, radiator, access to eaves storage.

#### Bedroom Two

12'7" x 13'1" (3.84m x 3.99m)  
Double glazed window to side, two skylight windows to rear, radiator, access to eaves storage, cupboard housing gas combi boiler.

#### Front Garden/Driveway

Laid to lawn, shrubs, gravel driveway for several cars, two side accesses (one gated).

#### Rear Garden

Steps down from conservatory, lawn area, outside tap, trees, shrubs and plants, vegetable plot, wood store, door to garage.

#### Garage

Up and over door to front, door to side, light.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	81
(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	

