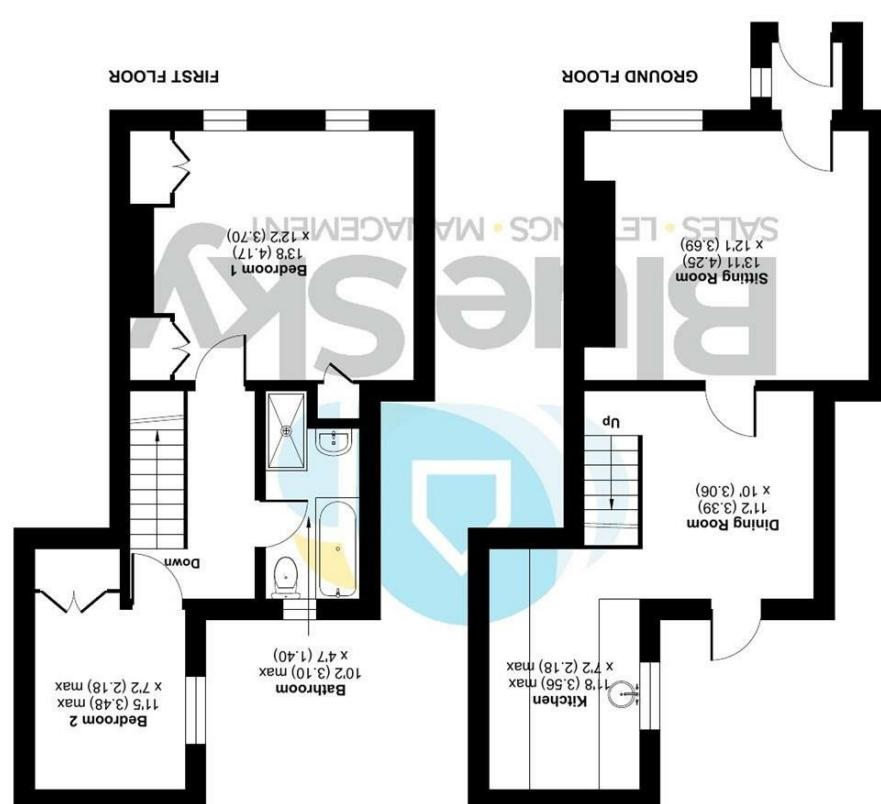


The important bit
We have carefully prepared these particulars to provide
you with a fair and reliable description of the property.
However, these details and anything we've said about the
property, are not part of an offer of contract, and we can't
guarantee their accuracy. All measurements given are
approximate and our floorplans are provided as a general
guide to room layout and design. Items shown in
photographs are NOT included in the sale unless
specified in the negotiation. We haven't tested any of the
services, appliances, equipment or fixtures or fittings listed,
or asked for warranty or service certificates, so unless
stated, they are offered on an 'as seen' basis. We
recommend you carry out your own independent checks
prior to exchange of contracts. Please also be aware that
services to satisfy your self as to their own independence
prior to exchange of contracts. Please also be aware that
you need to come through us for all formal offers.
Intending purchasers will be asked to provide proof of
their ability to fund the purchase and provide a formal offer
comply with money laundering regulations and we ask
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West Street, Oldland Common, Bristol, BS30
Approximate Area = 743 sq ft / 69 sq m
For identification only - Not to scale





Council Tax Band: C | Property Tenure: Freehold

CHARMING COTTAGE!! Nestled on West Street in the picturesque area of Oldland Common, Bristol, this charming period semi-detached cottage offers a delightful blend of character and comfort. With two inviting reception rooms, this home is perfect for both relaxation and entertaining. The two well-proportioned bedrooms provide a peaceful retreat, while the bathroom is conveniently located to serve the household. The property boasts numerous character features that enhance its appeal, making it a unique find in the market. The courtyard garden is a lovely outdoor space, ideal for enjoying a morning coffee! Situated close to local amenities, the high street, and cycle track, this cottage is perfectly positioned for those who appreciate convenience. Families will also benefit from the proximity to schools, making it an excellent choice for those with children. This semi-detached cottage is not just a house; it is a home filled with charm and potential, waiting for the right owner to make it their own. Whether you are looking to settle down or invest, this property is a wonderful opportunity in a sought-after location.



Entrance Porch

Door to front, window to side, tiled flooring, shelves, wall unit housing fuse board, door to lounge.

Lounge

13'11" x 12'1" (4.24m x 3.68m)
Double glazed window to front with shutters, door to porch, feature fireplace with inset wood burner, wood effect flooring, spotlights, radiator.

Dining Room

11'2" x 10'0" (3.40m x 3.05m)
Stable double glazed door to courtyard, tiled flooring, spotlights, radiator, open to kitchen, stairs to first floor landing.

Kitchen

11'8" max x 7'2" max (3.56m max x 2.18m max)
Double glazed window to side, wall and base units with worktops over, Belfast style sink and drainer with mixer tap, tiled splashbacks, radiator, tiled flooring, double electric oven, gas hob, cooker hood, wall mounted gas boiler, space fridge/freezer, space and plumbing for washing machine, open to dining room, wine rack.

Landing

Stairs from dining room, loft access.

Bedroom One

13'8" x 12'2" (4.17m x 3.71m)
Two double glazed windows to front with shutters, radiator, spotlights, airing cupboard housing hot water tank, built-in wardrobe, loft access (part boarded).

Bedroom Two

11'5" max x 7'2" max (3.48m max x 2.18m max)
Double glazed window to side, radiator, built-in wardrobe, loft access.

Bathroom

10'2" max x 4'7" (3.10m max x 1.40m)
Double glazed window to rear, tiled walls, tiled flooring, bathroom suite comprising of WC, wash hand basin, enclosed bath with shower head attachment, shower cubicle, heated towel rail, shaver point.

Front Garden

Gated access with pathway to front door, astro turf, garden shed/wood store, light, tree.

Rear Courtyard

Via dining room stable door, laid to block paving, outside tap.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

