



West Street, Oldland Common, Bristol, BS30
 Approximate Area = 743 sq ft / 69 sq m
 For identification only - Not to scale

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 in our 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, 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 to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drain down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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90 West Street, Oldland Common, Bristol, BS30 9QR
Offers In Excess Of £280,000



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 | |

