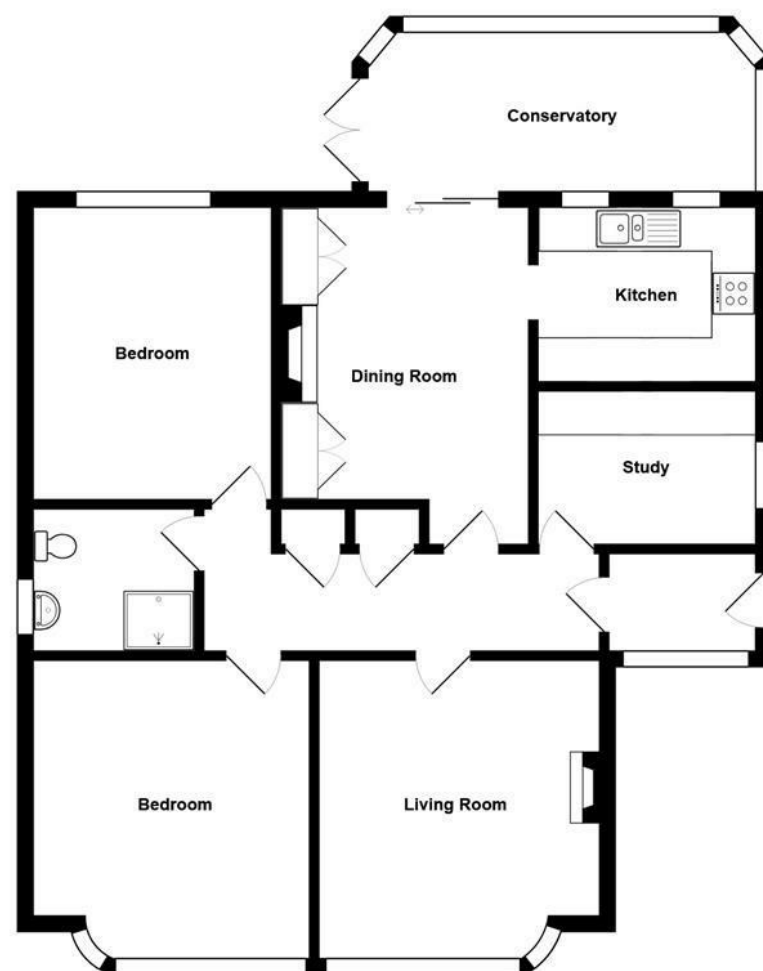


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 109.5 m² ... 1178 ft²
All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 01225 400400 email: saltford@daviesandway.com

7 St. Annes Drive, Oldland Common, Bristol, BS30 6RD



Offers In Excess Of £440,000

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

- Detached bungalow
- Three bedrooms
- Two reception rooms
- Popular location
- Lovely enclosed rear garden
- Garage and driveway
- No onward chain
- Well positioned between Bristol and Bath



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7 St. Annes Drive, Oldland Common, Bristol, BS30 6RD

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, making it both practical and stylish. The contemporary wet 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 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 stone chips with established flower beds, while a block 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.

ENCLOSED PORCH 2.17 x 1.46 (7'1" x 4'9")

A double glazed frosted front door opens into the entrance hall, complemented by a double glazed side window and a large front aspect window that fills the space with natural light. A distinctive stained glass porthole style feature window adds character and charm. The hall benefits from a tiled floor, a ceiling light, and ramped access to the front door, providing improved accessibility.

HALLWAY

A generous central hallway from which all accommodation flows. The space benefits from two useful storage cupboards, one housing the hot water tank and the other providing coat storage. There is access to the loft, a radiator, and wall lights.

SITTING ROOM 4.20 into bay window x 3.96 (13'9" into bay window x 12'11")

A bright and spacious reception room featuring a double glazed bay window to the front aspect and an additional double glazed window to the side aspect, allowing plenty of natural light to flood the room. A frosted glazed door, flanked by matching frosted side windows, provides access from the hallway. The room is enhanced by a coved ceiling and an attractive stone fireplace with an extended display shelf, creating an appealing focal point.

DINING ROOM 4.76 x 3.45 (15'7" x 11'3")

Double glazed patio doors open into the conservatory, creating an excellent flow between the living spaces. The room features a radiator and an attractive gas fireplace (not tested) with alcoves to either side, each incorporating low level cupboards for useful storage. An archway leads through to the kitchen.

KITCHEN 3.07 x 2.41 (10'0" x 7'10")

A double glazed window to the rear aspect overlooks the garden. The kitchen is fitted with a range of cream fronted wall and base units incorporating cupboards, drawers and a display cabinet, complemented by laminate work surfaces with tiled splashbacks. An inset one and a half bowl sink with drainer and mixer tap is provided. The room benefits from vinyl flooring and offers space for an electric cooker, fridge/freezer and a slimline dishwasher.

CONSERVATORY 5.81 x 2.19 (19'0" x 7'2")

A bright and spacious conservatory with glazed windows to the rear and side aspects, together with a glazed door providing access to the garden. The conservatory enjoys delightful views over the full length of the rear garden and benefits from a glazed roof, allowing an abundance of natural light.

BEDROOM 1 4.20 into bay x 3.86 (13'9" into bay x 12'7")

A generous double bedroom featuring a double glazed bay window to the front aspect, creating a bright and airy feel. The room also benefits from a radiator.

BEDROOM 2 4.11 x 3.34 (13'5" x 10'11")

A well proportioned bedroom with a double glazed window providing natural light and a radiator.

BEDROOM 3 / OFFICE 3.04 x 2.20 (9'11" x 7'2")

A bright bedroom featuring a double glazed window and a charming stained glass porthole feature window, adding character to the room. Finished with laminate flooring and a radiator.

WET ROOM 2.27 x 1.98 (7'5" x 6'5")

A double glazed frosted window provides natural light and privacy. The wet room is fitted with a wall hung wash hand basin, low level WC and an electric shower. Finished with fully tiled walls, wet room vinyl flooring and a radiator.

OUTSIDE

GARAGE 4.53 x 2.05 (14'10" x 6'8")

A single garage with an up and over door and a personal side access door. The pitched roof provides useful eaves storage, and the garage benefits from power and lighting.

FRONT GARDEN

A block paved driveway provides ample off road parking and leads to the garage. The front garden is attractively landscaped with a stone chipped area, enclosed flower beds and a charming mature tree. A dwarf wall borders the front and side boundaries, enhancing the property's kerb appeal.

REAR GARDEN

A generous patio extends across the rear of the property, creating an ideal space for relaxing or al fresco dining, with access through to the garage. The remainder of the garden is laid mainly to lawn and features an attractive semi circular plum slate seating area. Enclosed by a combination of fencing and mature hedging, the garden also benefits from gated side access. Well stocked borders with a variety of mature plants and shrubs provide colour, interest and a good degree of privacy throughout the year.

TENURE

Freehold

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
Mobile phone EE O2 Three Vodafone. All good outdoor signal. Source Ofcom
Broadband. Ultrafast 1800 mps Source Ofcom
Property is subject to probate
Property is located within a coal mining reporting area

