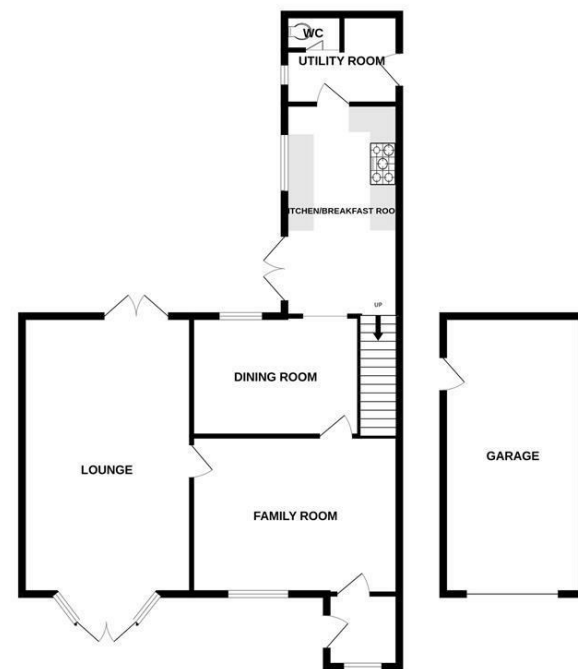


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA: 2050 sq.ft. (190.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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48 West Street, Oldland Common, Bristol, BS30 9QS



Offers In Excess Of £575,000

A spacious five bedroom cottage offering characterful accommodation throughout that sits within generous grounds.

- Period home
- Three Reception rooms
- Kitchen/breakfast room
- Utility
- Five bedrooms
- Family bathroom
- Front and rear gardens
- External bar/office
- Garage
- No Onward Chain

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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.

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48 West Street, Oldland Common, Bristol, BS30 9QS

A unique and enhanced five bedroom period home that offers versatile and characterful accommodation throughout and is sure to be of interest to growing families looking for a one of a kind home.

Internally the accommodation is arranged over two floors with the ground floor being entered by a welcoming hallway which leads to a delightful family room with exposed brick fireplace. This room leads to a separate dining room and bay fronted lounge which measures 6.9m into the bay (22'7" into bay). The ground floor accommodation is completed by a lengthy kitchen/breakfast room, a useful utility room and a separate WC. To the first floor, five generous bedrooms are found in addition to a luxury four piece suite bathroom.

Externally the property sits within spacious grounds with the front being mainly laid to stone chippings providing a generous parking area, while the rear enjoys a level artificial lawn, two patios and a raised deck seating area. The property further benefits from a detached timber bar/office measuring 7.1m x 2.7m (23'3" x 8'10") which benefits from two separate rooms, power, lighting and bi-folding doors that access the rear garden.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 1.7m x 1.7m (5'6" x 5'6")

Double glazed window to front aspect, built in storage cupboards housing electrical consumer unit and gas meter, radiator, stain glass lead inset door leading to family room.

FAMILY ROOM 4.9m x 3.7m (16'0" x 12'1")

Double glazed window to front aspect, exposed brick fireplace with inset woodburning stove and original style dresser to chimney recess, exposed ceiling timbers, radiator, power points, door leading to lounge, door leading to dining room.

LOUNGE 6.9m x 4m into bay (22'7" x 13'1" into bay)

Double glazed bay window with inset French doors to front aspect, double glazed French doors to rear aspect overlooking and providing access to rear garden, original style ceiling mouldings, dado rail, open fireplace with tiled surround, shelving to chimney recess, radiator, power points.

DINING ROOM 4.1m x 2.8m (13'5" x 9'2")

Double glazed window to rear aspect overlooking rear garden, open fireplace with period style surround and original style dressers to chimney recess, built in storage cupboards, radiator, power points, opening leading to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 5m x 2.7m (16'4" x 8'10")

Double glazed French doors to side aspect leading to rear garden, double glazed window to side aspect overlooking rear garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, space and gas supply for 'Range' style oven with oversized extractor fan over, built in slimline dishwasher, space and power for upright fridge/freezer, radiator, power points, stairs rising to first floor landing, door leading to utility room.

UTILITY ROOM 3.2m x 2.1m (this measurement includes wc) (10'5" x 6'10" (this measurement includes wc))

Obscured double glazed door to side aspect leading to rear garden, space and plumbing for washing machine, power points, door leading to WC.

WC 1.4m x 0.8m (4'7" x 2'7")

Low level WC.

FIRST FLOOR

LANDING 6.3m x 0.9m (20'8" x 2'11")

Double glazed window to rear aspect, access to loft via hatch, radiator, power points.

BEDROOM ONE 4.9m x 3.7m (16'0" x 12'1")

Dual double glazed windows to front aspect, radiators, power points.

BEDROOM TWO 4.1m x 3.7m (13'5" x 12'1")

Double glazed window to front aspect, radiator, power points

BEDROOM THREE 3.3m x 3.3m (10'9" x 10'9")

Double glazed window to front aspect, two built in wardrobes, radiator, power points.

BEDROOM FOUR 3.4m x 2.3m (11'1" x 7'6")

Dual double glazed windows to rear aspect overlooking rear garden, radiator, power points.

BEDROOM FIVE 3.1m x 2.7m (10'2" x 8'10")

Double glazed window to rear aspect, radiator, power points.

BATHROOM 4m x 1.8m (13'1" x 5'10")

Luxury four piece suite comprising wash hand basin with mixer tap over, low level WC, slipper bath with mixer tap and shower attachment over and walk in shower cubicle with dual head shower off mains supply, heated towel rail, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Spacious front garden mainly laid to stone chippings that is accessed via a dropped kerb and provides ample off street parking, walled boundaries, well stocked flower beds, gated path leading to rear garden, path leading to front door.

REAR GARDEN

Landscaped rear garden mainly laid to artificial grass, generous patios ideal for al fresco dining and separate raised deck ideal for outside seating, gated path leading to front of property, external power, access to external Bar/Office.

EXTERNAL BAR/OFFICE 7.1m x 2.7m (23'3" x 8'10")

A detached timber structure thats separated into two rooms and benefitting from power and lighting to both. Double glazed windows to front and side aspects, double glazed bi-folding doors to front aspect providing access to rear garden, modern consumer unit, built in bar and seating with inset storage.

TENURE

This property is freehold

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band F according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

