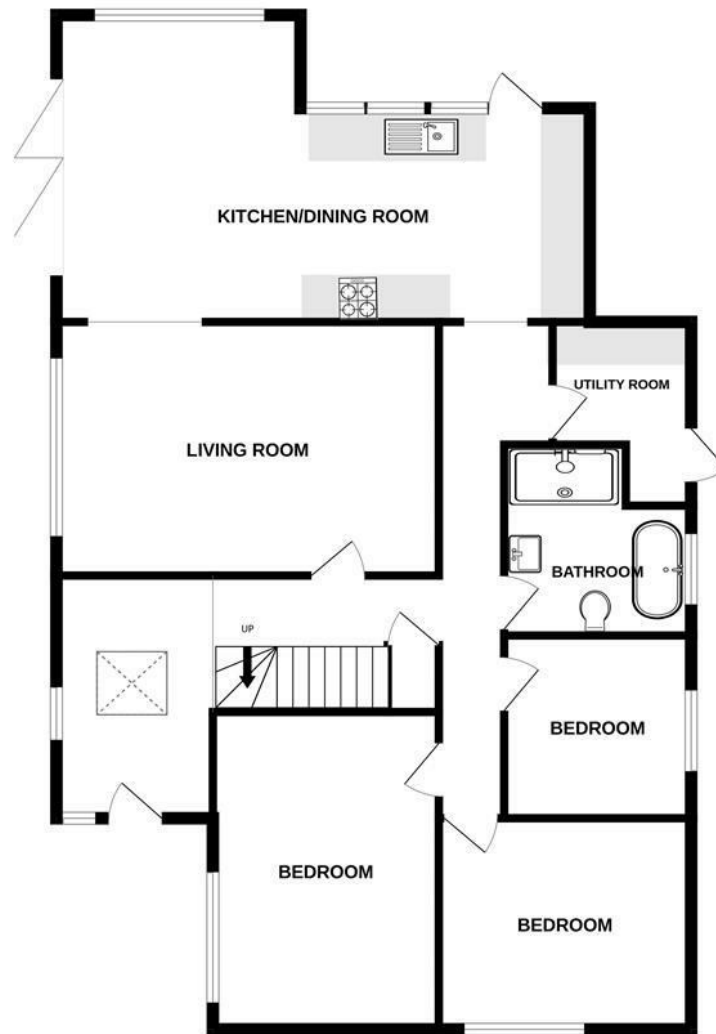


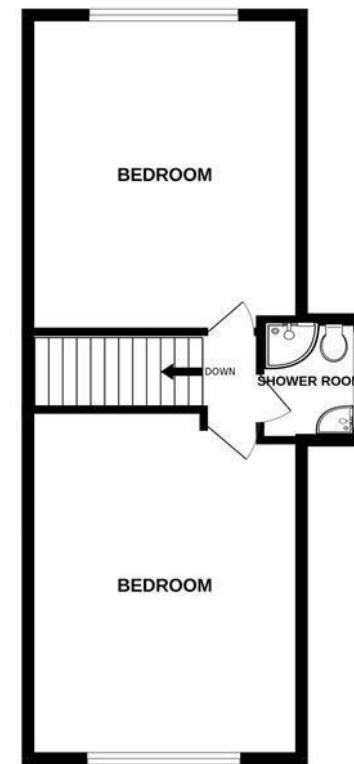
1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: keynsham@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(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  
1214 sq. ft. (112.8 sq. m.) approx.



1ST FLOOR  
462 sq. ft. (43.0 sq. m.) approx.



TOTAL FLOOR AREA : 1676 sq. ft. (155.7 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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12 Oaklands Drive, Oldland Common, Bristol, BS30 6RE



£650,000

A substantial five bedroom chalet bungalow that is located within a generous corner plot.

- Chalet bungalow
- Lounge
- Kitchen/dining room
- Utility room
- Ground floor bathroom
- Three ground floor bedrooms
- First floor shower room
- Two first floor bedrooms
- Generous gardens
- Garage





# 12 Oaklands Drive, Oldland Common, Bristol, BS30 6RE

A versatile and recently improved five double bedroom detached chalet bungalow that offers generous, modern accommodation throughout. Situated on a large corner plot in a sought after residential setting, this delightful home has been subject to a programme of renovation within recent years and offers high quality accommodation that's well suited to both those looking for bungalows or generous family homes.

Internally the majority of the accommodation is situated on the ground floor, which consists of a delightful entrance porch with ceiling heights reaching 3.5m ("11.5") in places, a modern lounge with feature woodburning stove which leads to a bespoke built kitchen/dining room measuring 8.1m ("26.6") and boasts a range of integrated appliances and underfloor heating. The living accommodation is complimented by a useful utility room and a luxury four piece suite bathroom. The ground floor further benefits from three generous bedrooms, while the first floor offers a further two double bedrooms which are complimented by a modern shower room.

Externally the home sits within a wrap around garden which to the front enjoys a large lawn, blocked paved parking and a car port that leads to a detached garage. To the rear, a level lawn is found which is enclosed by wall and fenced boundaries and is complimented by a patio and children's play area.

## INTERIOR

### ENTRANCE PORCH 3.0m x 2.3m (ceiling heights reaching 3.5m) (9'10" x 7'6" (ceiling heights reaching 11'5"))

Double glazed Velux style window to roofline, double glazed window to side aspect, radiator, opening leading to internal hallway.

### INTERNAL HALLWAY

Built in storage cupboard, radiators, power points, stairs rising to first floor landing, doors to rooms.

### LOUNGE 5.7m x 3.8m (18'8" x 12'5" )

Double glazed window to side aspect overlooking garden, radiator, power points, feature woodburning stove, opening leading to kitchen/dining room.

### KITCHEN/DINING ROOM 8.1m x 4.4m (26'6" x 14'5" )

Double glazed windows to rear aspect overlooking garden, double glazed bi-folding doors to side aspect overlooking and providing access to garden, double glazed secondary door to rear aspect leading to rear garden. Bespoke built luxury kitchen comprising range of soft close wall and base units with Granite work surfaces, range of integrated appliances including electric oven and combi microwave with warming drawer under, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. Dining area benefitting from space for a family sized dining table, two upright radiators, power points, underfloor heating throughout.

### UTILITY ROOM 2.6m narrowing to 1.9m x 2m (8'6" narrowing to 6'2" x 6'6")

Double glazed door to rear aspect, low level base unit with Quartz work surface, space and plumbing for washing machine and tumble dryer, power points, Quartz splashbacks.

### BEDROOM ONE 4.6m x 3.3m (15'1" x 10'9" )

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

### BEDROOM TWO 3.7m x 3.3m (12'1" x 10'9" )

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

### BEDROOM THREE 2.7m x 2.6m (8'10" x 8'6" )

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

### BATHROOM 2.8m x 2.6m (9'2" x 8'6" )

to maximum points. Obscured double glazed window to side aspect, luxury four piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with dual head shower off mains supply over, bath with mixer tap over, heated towel rail, tiled splashbacks to all wet areas, underfloor heating.

## FIRST FLOOR

### LANDING 1m x 0.9m (3'3" x 2'11" )

Doors leading to rooms.

### BEDROOM FOUR 5m x 3.9m (restricted head height in places) (16'4" x 12'9" (restricted head height in places) )

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

### BEDROOM FIVE 4.5m x 4m (restricted head height in places) (14'9" x 13'1" (restricted head height in places) )

Double glazed window to front aspect, radiator, power points, access to eave storage.

### SHOWER ROOM 2m x 1.4m (6'6" x 4'7" )

Obscured double glazed window to side aspect, high quality three piece suite comprising wash hand basin with mixer tap over, low level WC, walk in shower cubicle with dual head shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

## EXTERIOR

### FRONT OF PROPERTY

Wrap around front garden mainly laid to lawn, wall and fenced boundaries, path leading to front door, blocked paved off street parking for several vehicles accessed via a dropped kerb and leading to car port which in turn leads to the garage.

### REAR GARDEN

Generous rear and side garden mainly laid to lawn with wall and fenced boundaries, children's play area.

### GARAGE

Detached garage accessed via roller shutter door and benefitting from power and lighting.

### TENURE

This property is freehold.

### AGENT NOTE

Prospective purchasers are to be aware that the porch was added approximately two years ago and no planning consent or building regulations have been acquired. This property is in council tax band F according to [www.gov.uk](http://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 Checker

<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](http://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.

