

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 119.8 m² ... 1289 ft² (excluding garage)
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.
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9 St. Annes Drive, Oldland Common, Bristol, BS30 6RD



Guide Price £550,000

A handsome three double bedroom detached bungalow that's located in a sought after setting, ideal for those who are downsizing.

- Detached
- Lounge/Dining room
- Kitchen/Breakfast room
- Conservatory
- Three double bedrooms
- En suite WC
- Bathroom
- Gardens
- Double garage
- Marketed with no onward chain



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

A handsome three double bedroom detached 'true' bungalow that offers sympathetically extended and cared for accommodation, that's well suited to those wishing to downsize. The property is situated on St Annes Drive, a desirable location with neighbouring properties being of a similar style, that is also in close proximity to several local amenities, nearby open countryside and with good transport links to the Cities of Bath and Bristol.

Internally all the accommodation is arranged on a single floor and consists of a roomy entrance hallway (with two built in storage cupboards), a generous lounge/dining room measuring 8.2m ("26.10") in length and a fitted kitchen/breakfast room. The bungalow further offers three versatile double bedrooms (all with built in storage), an en suite WC and a three piece family bathroom.

Externally both front and rear gardens have been landscaped with ease of maintenance in mind with both enjoying a level lawn, well stocked flower beds and a mixture of wall and fenced boundaries. The rear additionally benefits from a block paved patio ideal for entertaining, a timber shed and a greenhouse. The property further benefits from ample off street parking, a detached double garage and no onward sales chain.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 7.6m x 1.5m (24'11" x 4'11")

Dual aspect obscured double glazed windows to front and side aspects, stain glass lead inset window to kitchen/breakfast room, access to loft via hatch, two built in storage cupboards, radiator, doors leading to rooms.

LOUNGE/DINING ROOM 8.2m x 3.4m (26'10" x 11'1")

Double glazed window to side aspect overlooking rear garden, double glazed velux style window to roofline, radiator, power points, patio doors leading to conservatory.

CONSERVATORY 3.7m x 3.5m (12'1" x 11'5")

Triple aspect double glazed windows overlooking rear garden, double glazed French doors to side aspect that lead to the rear garden, power points.

KITCHEN/BREAKFAST ROOM 4.9m x 3.2m (16'0" x 10'5")

Dual aspect double glazed windows to rear and side aspects, double glazed door to side aspect leading to driveway. Range of matching wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated electric oven, gas hob with extractor fan over, integrated fridge, freezer and a microwave. Space and plumbing for washing machine and tumble dryer, ample space for family sized dining table, radiator, power points, tiled splashbacks to all wet areas.

BEDROOM ONE 4.9m x 3.8m (16'0" x 12'5")

Double glazed window to rear aspect overlooking rear garden, an array of built in wardrobes and storage cupboards, radiator, power points.

BEDROOM TWO 4.3m x 3.8m into bay (14'1" x 12'5" into bay)

Double glazed bay window to front aspect, an array of built in wardrobes and storage cupboards, radiator, power points.

BEDROOM THREE 4.4m x 3.1m into bay (14'5" x 10'2" into bay)

Double glazed bay window to front aspect, built in wardrobe and storage cupboards, radiator, power points, door leading to en suite WC.

EN SUITE WC 2.5m x 0.9m (8'2" x 2'11")

Obscured double glazed window to side aspect, matching two piece suite comprising low level macerator WC and wash hand basin, heated towel rail, tiled splashbacks to all wet areas.

BATHROOM 2.3m x 2.1m (7'6" x 6'10")

Obscured double glazed window to side aspect, matching three piece suite comprising wash hand basin with mixer tap over, low level WC and panelled bath with centrally located mixer tap and shower off mains supply over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to lawn with wall and shrub boundaries, block paved driveway accessed via a dropped kerb and leading to the rear garden and garage.

REAR GARDEN

Low maintenance rear garden mainly laid to a level lawn with fenced boundaries, raised flowerbeds and a block paved patio. Further benefitting from a timber shed, greenhouse and pedestrian access to the garage.

GARAGE 5.3m x 4.4m (17'4" x 14'5")

Accessed via double electric roller shutter door with pedestrian access to garden, double glazed window to side aspect, benefitting from storage to eaves, lighting and power points.

TENURE

This property is freehold

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band E 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 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)

<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.

