
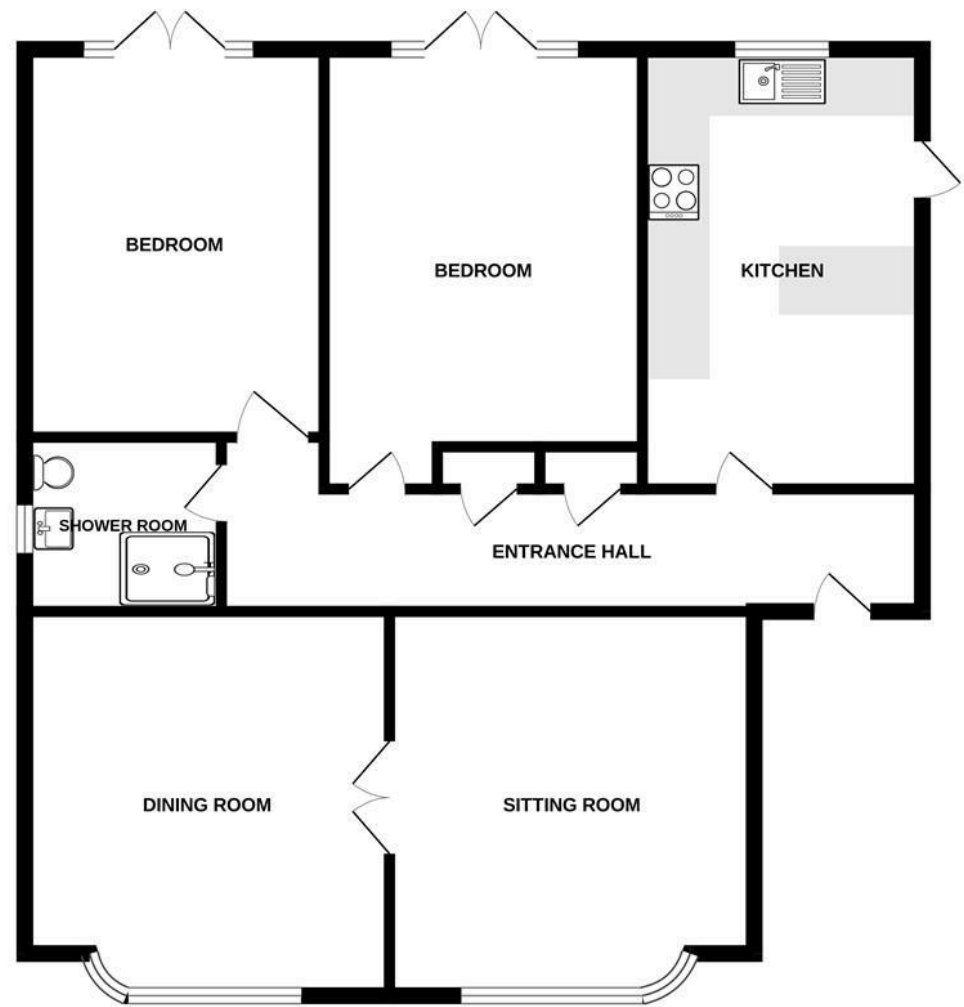


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>60</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR  
956 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.9 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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DAVIES & WAY

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7 Oaklands Drive, Oldland Common, Bristol, BS30 6RE



£495,000

A well presented double bay fronted detached "true" bungalow set in a desirable cul de sac location.

- Available with no upward sales chain
- Subject of significant expenditure in recent years including refurbished kitchen & wet room
- Desirable cul de sac location
- Entrance hall
- 2 Reception rooms
- Attractive fitted kitchen with built in appliances
- 2 Double bedrooms with quality built in furniture
- Luxury wet room
- Ample driveway parking & detached garage with electric roller door
- Enclosed rear garden backing onto Bristol-Bath cycle way





7 Oaklands Drive, Oldland Common, Bristol, BS30 6RE

The property comprises an attractive double bay fronted detached bungalow dating from around 1960 and of a very popular design with elevations in spar dash render beneath a pitched Broseley tiled roof. Whilst there is ample scope to convert the loft to provide further accommodation, subject to necessary consents, this is a "true" bungalow offering versatile accommodation on one floor and which has been the subject of significant expenditure in the last 5 years which has included a new kitchen and wet room, works to the electrical installation and fitted bedroom furniture. It now offers well presented accommodation with subtle adaptations for disabled users including a remote controlled automated front entrance door and thoughtful easy access storage solutions.

Oaklands Drive is a popular cul de sac location in Oldland Common with easy access to all local amenities, close to Longwell Green and Bitton and open countryside. Keynsham is easily accessible which has a railway station while the Cities of Bristol and Bath are near by.

The property has a pleasant location backing on to the Bristol-Bath cycle path and Avon Valley Railway which is in a deep cutting in at the rear of the property.

In fuller detail the accommodation comprises (all measurements are approximate):

Double glazed entrance door (with automatic remote control opening) leading to

INTERIOR

ENTRANCE HALLWAY 7.5m x 1.30m (24'7" x 4'3")

Two double glazed windows, two cupboards, one containing the electric RCD board and gas meter, access to loft via roof space and a radiator.

SITTING ROOM 4.10m into bay x 3.90m (13'5" into bay x 12'9")

Double glazed bay window to front aspect, double glazed window to side aspect, fireplace with gas fire (not functional and needing repair), radiator. glazed double doors to

DINING ROOM 4.10m into bay x 3.90m (13'5" into bay x 12'9")

Double glazed bay window to front aspect and a radiator.

KITCHEN 4.70m x 3.0m (15'5" x 9'10")

Double glazed windows to side and rear aspects and double glazed door to outside. The kitchen has been refurbished, fitted with an excellent range of contemporary wall and floor units providing drawer and cupboard storage space with contrasting work surfaces and tiled surrounds. The units feature easy access storage, inset stainless steel sink unit with mixer tap, integrated dishwasher, washer/dryer and side by side fridge and freezer. Bosch induction hob with extractor above and matching eye level double oven. Cupboard containing Ideal gas fired boiler. Radiator.

BEDROOM ONE 4.70m x 3.40m (15'5" x 11'1")

Double glazed French doors to rear aspect with matching side windows, furnished with a range of quality bedroom

furniture comprising built in wardrobes to one wall, bedside cabinet and drawer stack (all included in measurements) and a radiator.

BEDROOM TWO 4.12m x 3.20m (13'6" x 10'5")

Double glazed French doors leading to the rear garden. Furnished with a range of quality furniture including, wardrobes, top boxes, bedside cabinets and dressing table (included in measurements) and a radiator.

WET ROOM 2.10m x 1.90m (6'10" x 6'2")

Refurbished with a white suite with chrome finished fittings and fully tiled walls and floor. The suite comprises a wall hung wash basin with drawer storage beneath, wall hung wc, vanity cupboard, radiator and a heated towel rail. Shower area with floor drain.

EXTERIOR

FRONT

Brick walled boundary to Oaklands Drive with a cultivated flower and shrub bed with a tarmacadam driveway to the front and the side of the property facilitating off street parking and at the side leading to a

DETACHED GARAGE 4.50m x 2.50m (14'9" x 8'2")

Electric roller entrance door, power and light connected and double glazed door leading to the garden.

REAR GARDEN 7m x 8m (22'11" x 26'2")

The garden is an attractive feature of the property being enclosed, level and laid to lawn with pavings and a cultivated bed. It backs on to a cutting with the Avon Valley Steam Railway and Bristol-Bath cycle way.

TENURE

This property is freehold.

COUNCIL TAX

Purchasers are to be aware the Council Tax Band for the property is E according to www.gov.uk website. This is an Executor sale. Probate has been granted.

ADDITIONAL INFORMATION

Local authority: South Gloucestershire

Services: All services connected.

Broadband speed: Ultrafast 1000mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2 and Vodafone - all likely available (Source - Ofcom).

