



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA  
Tel: 01225 400400 email: saltford@daviesandway.com

Rose Cottage 5a North Street, Oldland Common, Bristol, BS30 8TL



£425,000

A lovely detached new build home in Oldland common. Boasting open plan accommodation on the ground floor with a high quality finish and three bedroom upstairs with a bathroom and an ensuite.

- Detached Home
- Three bedroom
- Off street parking
- Low maintenance garden
- Open living accomodation
- Two bathrooms
- Cloakroom / utility room
- No onwards chain
- New build home

www.daviesandway.com  
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.





Rose Cottage 5a North Street, Oldland Common, Bristol, BS30 8TU

Located on North Street in the charming area of Oldland Common, this stunning detached new build home offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts a spacious reception room that flows seamlessly into an open plan Kitchen dining area, creating a warm and inviting atmosphere for both relaxation and entertaining. The ground floor also benefits from a cloakroom / utility room ideal for modern living.

The high-quality finish throughout the home is evident, showcasing contemporary design and attention to detail. The two bathrooms provide convenience and privacy, making morning routines a breeze for all residents.

Outside, the property features a low maintenance garden to the rear, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, off-street parking ensures that you will never have to worry about finding a space for your vehicle.

This delightful home is not only a sanctuary of comfort but also a practical choice for modern living. With its prime location in Oldland Common, you will enjoy the benefits of a great location while still being within easy reach of local amenities and transport links. This property is a must-see for anyone looking to settle in a vibrant community.

HALLWAY

Entry via a composite door. Grey tiled flooring flows through to the kitchen diner. Understairs storage cupboard with a power point. Radiator.

UTILITY / WC 1.89 x 1.73 (6'2" x 5'8")

Frosted double glazed window with a front aspect. Wall and base units for storage with a laminate worktop and subway style tiled splashbacks. Stainless steel sink and drainer with mixer taps. Wall cupboard with the boiler. built in washing machine. Ceiling spot lights. Tiled flooring.

SITTING ROOM 3.47 x 2.94 (11'4" x 9'7")

Double glazed window with a front aspect. Radiator. Door from hallway and open to

KITCHEN DINER 6.17 x 2.89 (20'2" x 9'5")

Double glazed window with a rear aspect and bi fold doors lead out to the garden. Range of wall and base units with a selection of cupboards and drawers. Laminate worktops with a stainless steel sink and a mixer tap and white subway style tiled splashbacks. Built in electric hob, Bosch under counter oven, designer cooker hood, dishwasher and a fridge freezer. Radiator. Tiled flooring and ceiling spot light complete the modern contemporary feel.

FIRST FLOOR

LANDING

Frosted double glazed window. Radiator.

BEDROOM 3.59 x 2.93 (11'9" x 9'7")

Double glazed window with a rear aspect. Radiator. Door to

ENSUITE 2.42 x 1.18 (7'11" x 3'10")

Modern contemporary white suite comprising wall mounted basin with a mixer tap. Shower cubicle with a thermostatic control shower and a sliding glass door. Matching tiled walls and flooring. Ceiling spot lights and an extractor fan. Heated towel rail.

BEDROOM 3.59 x 2.19 (11'9" x 7'2")

Double glazed window with a front aspect. Radiator

BEDROOM 2.94 x 2.50 (9'7" x 8'2")

Double glaze window with a rear aspect. Radiator.

BATHROOM 2.45 x 1.72 (8'0" x 5'7")

Frosted double glazed window. White suite comprising panel bath with a glass screen and a thermostatic control shower over the bath, wall mounted wash hand basin with a mixer tap. Toilet. Heated towel rail. Tiled walls and flooring. Ceiling spot lights.

OUTSIDE

The property is accessed via a tarmac driveway which offers off street parking. To the front are raised flower planters with rendered fronts. The rear is mainly laid to paving and gravel with sleeper raised borders to make a low maintenance garden.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is TBC. 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

Services. All mains services connected

Broadband. Ultrafast 1000 mps Source Ofcom

Mobile phone EE O2 Three Vodafone outside. All likely Source Ofcom.

Property is within a coal mining reporting area

