

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86 
(81-91) B		
(69-80) C		
(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 

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Crown Cottage 5 North Street, Oldland Common, Bristol, BS30 8TL



£475,000

A immaculately presented detached home in Oldland Common. Benefiting from an open plan feel giving a great feeling of space. The first floor offers three bedrooms one with an ensuite and a further family shower room.

- Detached home
- Three bedrooms
- Off street parking
- Low maintenance garden
- Open plan living
- Separate office
- No onwads chain
- Two shower rooms
- Generous kitchen space

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Crown Cottage 5 North Street, Oldland Common, Bristol, BS30 8TU

Located on North Street in the charming area of Oldland Common, this stunning detached 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 and an office ideal for modern living.

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

Outside, the property features a low maintenance garden and a separate courtyard space, 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.

OPEN PLAN KITCHEN DINER FAMILY ROOM 7.96 x 3.12 (26'1" x 10'2")
Two double glazed windows with deep window sills. Generous selection of wall and base unit with a mixture of cupboards and drawers and wood worktops and a stainless steel one and half sink, drainer with a mixer tap. Behind are white subway style tiled splashbacks. The property comes with numerous built in appliances including an oven, hob, designer cooker hood, dishwasher, washing machine, under counter fridge and under counter freezer. Ceiling spot lights. Tiled flooring which flows through out the ground floor. Radiator.

SITTING ROOM 3.88 x 4.33 (12'8" x 14'2")
Double glazed window with a side aspect. Tiled flooring. Radiator. Stairs lead to the first floor and a single step lead to the office and the Cloakroom.

CLOAKROOM 2.44 x 1.31 (8'0" x 4'3")
Double glazed frosted window with a side aspect. White suite comprising toilet and a vanity sink with mixer taps and a tiled splashback. Wood work top to the rear with space underneath. Radiator. Tiled floor. Ceiling spot lights.

OFFICE 2.43 x 2.14 (7'11" x 7'0")
Double glazed window. Double glazed door leads out to the courtyard. Tiled flooring.

UPSTAIRS

LANDING
Double glazed window. Ceiling spot lights. Cupboard with Worcester combi boiler.

BEDROOM 3.47 x 3.12 (11'4" x 10'2")
Double glazed window with a front aspect. Radiator. Ceiling spot lights. Door to

ENSUITE 2.02 x 1.18 (6'7" x 3'10")
Shower cubicle with a glass door and thermostatic shower. Wall mounted wash hand basin. Toilet. Heated towel rail. Tiled walls and floor.

BEDROOM 3.49 x 3.18 (11'5" x 10'5")
Double glazed window with a front aspect. Radiator. Ceiling spot lights

BEDROOM 3.10 x 1.95 (10'2" x 6'4")
Double glazed window. Radiator. Ceiling spot lights

SHOWER ROOM 3.11 x 1.18 (10'2" x 3'10")
Shower cubicle with glass door and a thermostatic rainfall shower. Heated towel rail. Tiled walls and floor. Ceiling spot lights. Extractor fan.

OUTSIDE
The front has a driveway which offers off street parking. The space has been designed to be low maintenance with gravel. There is a low level wall which is rendered and a pathway leads to the front door which has storm porch. There is a further courtyard garden which is paved and gravelled for low maintenance and a side gate gives access to the side of the property.

TENURE
COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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. South Gloucestershire Services. All mains services connected
Broadband. Ultrafast 1000mps
Mobile phone signal outside. EE O2 Three Vodafone. All likely
Property is within a coal mining reporting area

