

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit!**

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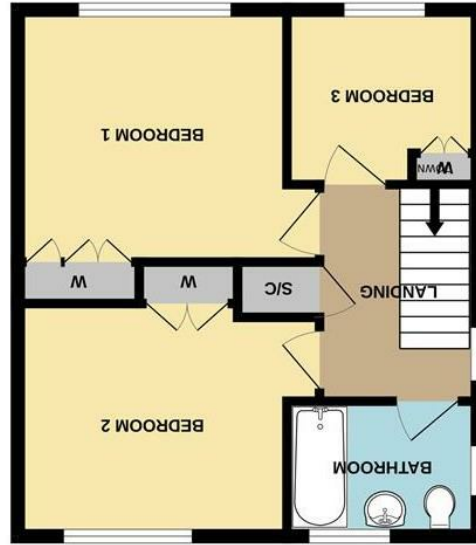
28 Ellacombe Road, Bristol, BS30 9BA

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**Get in touch to arrange a viewing!**

**Like what you see?**



**21 Westland Avenue, Oldland Common, Bristol, BS30 9SH**

**£375,000**





Council Tax Band: D | Property Tenure: Freehold

**BEAUTIFULLY PRESENTED!! EXTENDED SEMI-DETACHED HOME!!** Blue Sky are delighted to offer for sale this three bedroom semi-detached home located on Westland Avenue in the ever popular area of Oldland Common. The property offers good size accommodation throughout and a superb size rear garden!! The vendor has presented this home to a very high standard and boasts oak finished doors throughout! The property is ideally located close to local amenities and schools. The accommodation comprises: spacious entrance hall, lounge, dining room, spacious kitchen and conservatory to rear. On the first floor you will find three good size bedrooms and the family bathroom. Externally the property benefits from a single garage, driveway parking and a front and rear garden!! Make sure this home is top of your to view list!!



**Entrance Hall**

17'3" x 5'11" max (5.26m x 1.80m max)  
Double glazed door and window to front, spotlights, oak staircase to first floor landing, radiator, under stairs storage area, base cupboard housing consumer unit.

**Kitchen**

19'2" max x 9'10" max (5.84m max x 3.00m max)  
Double glazed windows to side and double glazed window to rear, double glazed door to side, breakfast bar, radiator, tiled effect flooring, storage cupboard and over head storage, wall and base units, worktops, tiled splashbacks, one and a half bowl sink and drainer, cooker hood, gas hob, electric oven, space for fridge/freezer, space for washing machine, under unit lighting.

**Lounge**

11'5" x 12'8" (3.48m x 3.86m)  
Double glazed window to front, radiator, ceiling coving, gas fire and surround, solid wood laminate, open to dining area.

**Dining Room**

10'0" max x 9'0" (3.05m max x 2.74m)  
Radiator, ceiling coving, solid wood laminate, double glazed French doors to conservatory.

**Conservatory With Light Weight Tiled Roof**

10'11" x 7'9" (3.33m x 2.36m)  
Double glazed windows to sides and rear, double glazed French door to rear garden, vaulted ceiling with integral spotlights, insulated roof, solid wood laminate.

**First Floor Landing**

8'4" x 6'2" (2.54m x 1.88m)  
Double glazed window to side, spotlight, storage cupboard with shelving, loft access (loft with drop down ladder, fully boarded, light and Worcester gas combi boiler).

**Bedroom One**

12'10" into wardrobe x 12'6" max (3.91m into wardrobe x 3.81m max)  
Double glazed window to front, radiator, built in triple wardrobes with high level shelving and integral chest of drawers.

**Bedroom Two**

11'0" into wardrobe x 12'6" max (3.35m into wardrobe x 3.81m max)  
Double glazed window to rear, radiator, built in wardrobes with integral shelving.

**Bedroom Three**

8'3" max x 7'10" max (2.51m max x 2.39m max)  
Double glazed window to front, radiator, fitted wardrobe and shelving unit.

**Bathroom**

5'6" x 7'9" (1.68m x 2.36m)  
Double glazed windows to side and rear, tiled walls, WC, wash hand basin with vanity, extractor fan, enclosed bath with waterfall shower over, shower screen, heated chrome radiator.

**Front Garden**

Lawn area, chippings, shrubs, trees.

**Rear Garden**

Enclosed south west facing rear garden, patio, outside tap, lawn area, door to garage, pond, borders on plants and shrubs.

**Garage**

18'3" max x 9'0" max (5.56m max x 2.74m max)  
Up and over door to front, door to side, power and light, window to side, fuse board.

**Driveway**

Outside tap, access to garage, parking for up to three cars.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 82        |
| (55-68)                                     | D | 64                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

