



120, West Street, Oldland Common, Bristol,  
South Gloucestershire, BS30 9QR

£329,950

OFFERED FOR SALE WITH NO ONWARD CHAIN is this delightful cottage which is full of character and charm, the property offers a truly cosy and homely feel, perfectly positioned in the ever-popular village of Oldland Common. The property is well placed for all local amenities while also being ideally placed for exploring the beautiful countryside on the eastern edge of Bristol. The cottage retains a wealth of charm to briefly comprise of an entrance porch leading into a welcoming living room featuring a feature brick fireplace, a spacious dining room which flows into a generous kitchen which forms a wonderful space ideal for everyday living and entertaining. To the first floor can be found a spacious landing with two generous double bedrooms and a modern shower room. Externally, the property benefits from an enclosed front garden and an enclosed landscaped south facing, private rear garden. Further benefits include a parking area, a single garage a gas central heating. Well placed for access to both Bristol and Bath City Centres, Keynsham Railway Station and motorway connections, early internal inspection is highly recommended.

### Entrance

The entrance to the property is through a hardwood door with obscure glazed panel to the entrance porch.

### Entrance Porch

Windows to the front and side, tiled flooring cupboard housing utility meter, radiator, obscure glazed door to the lounge.

### Lounge

14' 0" x 11' 9" (4.26m x 3.57m)  
Double glazed window to the front, double radiator, feature brick fireplace, alcove storage and shelving, staircase to the first floor, latch door to the kitchen/diner, staircase to the first floor.

### Landing

Latch doors to the bedrooms and shower room.

### Bedroom One

13' 0" x 11' 7" (3.96m x 3.52m)  
Two double glazed windows to the front, double radiator, built in wardrobes.

### Bedroom Two

10' 1" x 9' 3" (3.07m x 2.82m)  
Upvc double glazed window to the rear, double radiator.

### Shower Room

9' 11" x 7' 10" (3.03m x 2.39m)  
Upvc double glazed window to the rear, large shower cubicle with glass screen and mains shower, low level WC, pedestal wash hand basin, dado rail, tiled splashbacks, heated towel rail, large airing cupboard housing a 'Worcester' gas wall mounted boiler.

### Kitchen

9' 11" x 9' 3" (3.03m x 2.81m)  
Upvc double glazed window to the rear, range of wall and base units with tiled worktops, stainless steel sink unit with mixer tap, space for a washing machine, space for a fridge/freezer, space for a tumble dryer, extractor fan, tiled flooring, space for an electric cooker, opening into the dining room, door to the rear garden.





### Dining Room

11' 3" x 10' 0" (3.42m x 3.06m)

Upvc double glazed window to the rear, under stair storage cupboard, double radiator, beamed ceiling.

### Garage

16' 3" x 8' 4" (4.96m x 2.54m)

The garage with an up and over door with courtesy door located to the rear of the property, this is approached via a lane to the side of the terrace with a parking space adjacent to the garage.

### Front Garden

The front garden is enclosed by a low boundary wall with gated access to a pathway which leads to the front door, the garden is laid to shingle with mature flower and shrub borders.

### Rear garden

There is gated access to the rear of the property to an easily maintained garden. The garden which is of a generous size has a south westerly aspect and is mainly laid to shingle with a summerhouse and mature flower and shrub borders. There is a doorway to an outside WC.

### Tenure

Freehold

### Local Authority

South Gloucestershire

### Council Tax Band

Band D

EPC AND FLOORPLAN TO BE INSERTED WHEN  
AVAILABLE

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol