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SALES • LETTINGS • MANAGEMENT

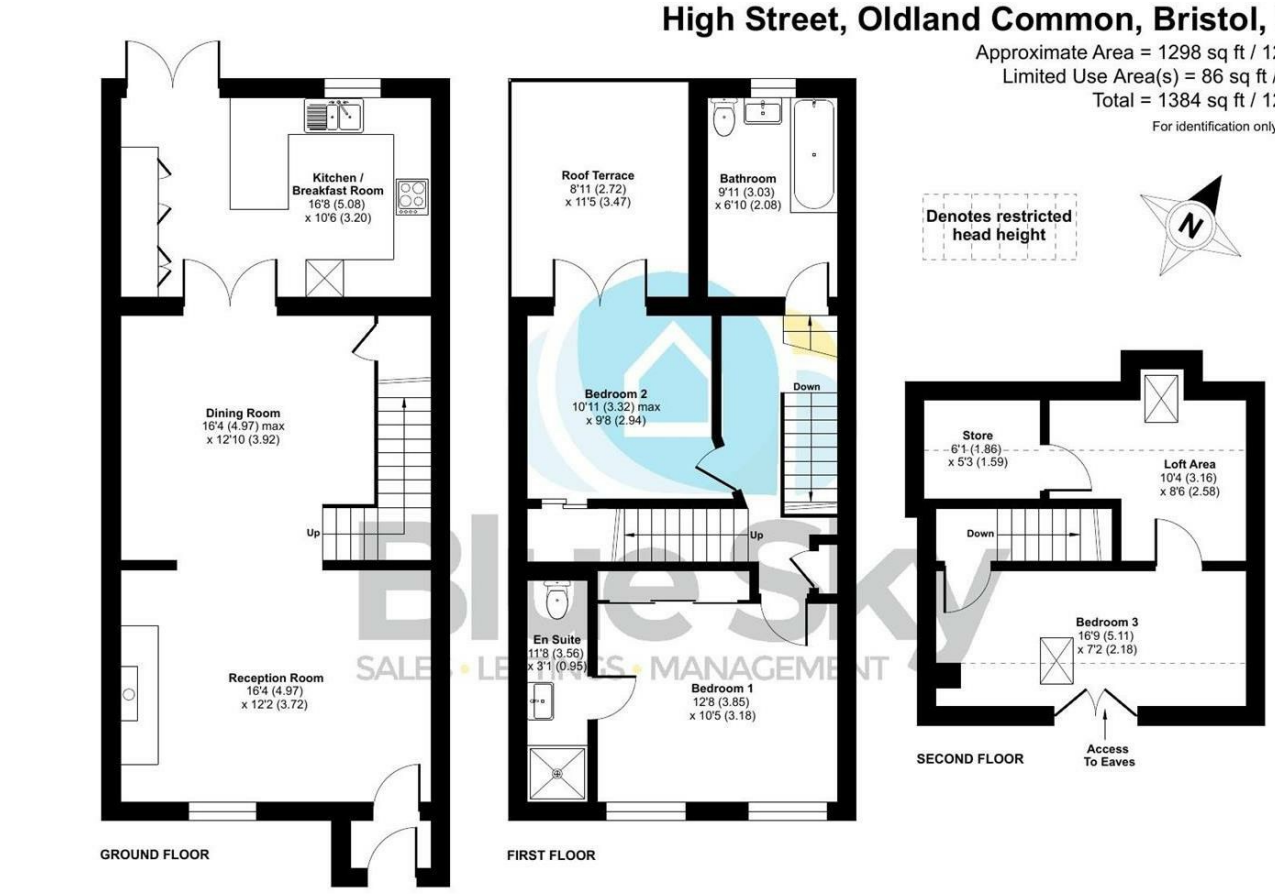
78 High Street, Oldland Common, Bristol, BS30 9TH

Offers In Excess Of £375,000



High Street, Oldland Common, Bristol, BS30

Approximate Area = 1298 sq ft / 120.5 sq m
Limited Use Area(s) = 86 sq ft / 7.9 sq m
Total = 1384 sq ft / 128.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1502699

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Like what you see?

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The Important Bit!

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/drained 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.



3 2 2 E

Council Tax Band: C | Property Tenure: Freehold

SPACE GALOUR OVER THREE FLOORS! Located in the charming area of Oldland Common, Bristol, this delightful period end terrace home offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Bedroom one boasts the added luxury of an en-suite, while the third bedroom features a convenient loft store/study. The second bedroom impressively includes a roof terrace, providing a lovely spot to enjoy the view. The home features two inviting reception rooms, allowing for versatile living spaces that can be tailored to your needs. The kitchen/breakfast room is spacious and well-equipped, making it a wonderful area for family meals and entertaining guests. One of the standout features of this property is the superbly sized rear garden, which backs onto a playing field. Additionally, there is parking available for one vehicle, ensuring convenience for residents. Situated close to local amenities and schools, this home is perfectly positioned!





Entrance Porch
Double glazed door to front, electric meter and EV charger connector, spotlight, door to lounge.

Lounge
16'4 x 12'2 (4.98m x 3.71m)
Double glazed window to front, dado rail, radiator, inset wood burner with stone surround and hearth, stone frame arches, wood effect flooring, fuse board, coved ceiling, open to dining room.

Inner Hall
Stairs rising to first floor.

Dining Room
16'4 max x 12'10 (4.98m max x 3.91m)
Radiator, dado rail, wood effect flooring, under stairs storage cupboard with shelving and power, open to lounge, double doors to kitchen/breakfast room.

Kitchen/Breakfast Room
16'8 x 10'6 (5.08m x 3.20m)
Double glazed French door to rear garden, double glazed window to rear, wall and base units with worktops over, splashbacks, one and a half bowl sink and drainer, feature radiator, spotlights, wood effect flooring, two Neff ovens (one oven in a bread oven and the other oven is a air fryer and microwave) Neff hob, cooker hood, integrated Neff washing machine, integrated Neff dishwasher, tall unit housing wall mounted gas combination boiler, integrated tall fridge, breakfast bar.

First Floor Landing
Stairs to second floor, spotlights, radiator, storage cupboard with shelves.

Bedroom One
12'8 x 10'5 (3.86m x 3.18m)
Two double glazed windows to front, radiator, floor boards, door to en-suite, built-in wardrobe with sliding doors.

En-Suite
11'8 x 3'1 (3.56m x 0.94m)
Extractor fan, W.C, vanity wash hand basin, shower cubicle, spotlights, heated towel rail, tiled walls, tiled flooring.

Bedroom Two
10'11 max x 9'8 (3.33m max x 2.95m)
Double glazed French doors to roof terrace, radiator, floor boards, dado rail, built-in wardrobe with sliding doors.

Bathroom
9'11 x 6'10 (3.02m x 2.08m)
Double glazed window to rear, loft access, part tiled walls, spotlights, feature radiator/heated towel rail, wood effect flooring, W.C, wash hand basin, enclosed bath with shower head off taps.

Second Floor Landing
Door to bedroom three.

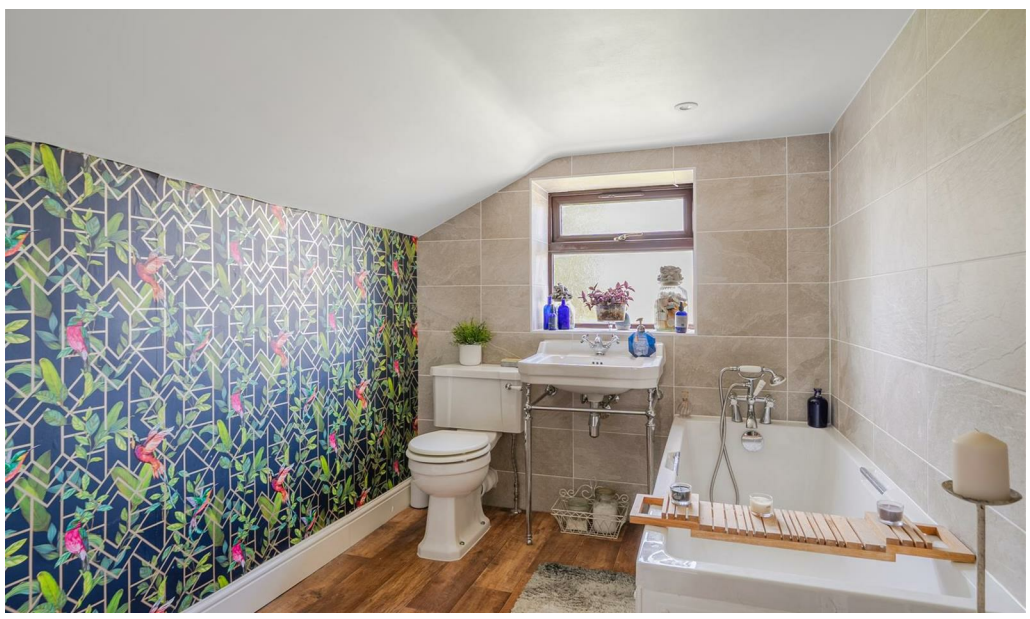
Bedroom Three
16'9 x 7'2 (5.11m x 2.18m)
Skylight window to front, radiator, eaves storage, door to loft area.

Loft Area/Study
10'4 x 8'6 (3.15m x 2.59m)
Skylight window to rear, radiator, recess shelving, loft hatch, store unit with light.

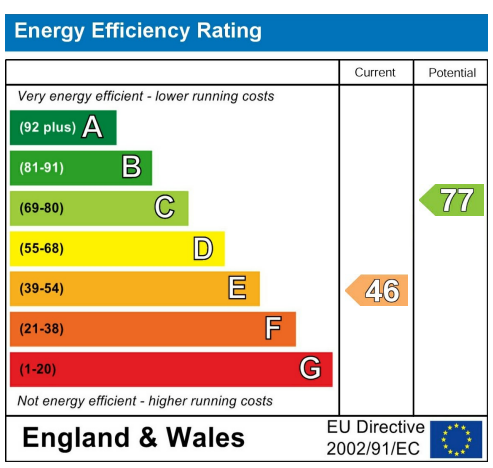
Front/Driveway
EV charger, parking for one car, gas meter, bin store.

Rear Garden
Enclosed rear garden, outside tap, patio area, wood store, plant and shrubs, lawn area, green house, outbuilding, astro turf, pedestrian access through the rear garden of this property for 76 High Street only.

Agents Note
Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer









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