

Ground Floor

- Hallway: 5'3" x 20'8" (1.62 x 6.32 m)
- Living Room: 12'3" x 13'0" (3.74 x 3.97 m)
- Kitchen/Diner: 18'2" x 11'6" (5.54 x 3.53 m)

Floor 1

- Bedroom: 11'1" x 13'9" (3.39 x 4.21 m)
- Bedroom: 11'1" x 10'10" (3.38 x 3.31 m)
- Bedroom: 6'7" x 9'8" (2.03 x 2.96 m)
- Landing: 6'8" x 8'5" (2.04 x 2.57 m)
- Bathroom: 6'8" x 6'0" (2.04 x 1.85 m)

Floor 2

- Bedroom: 11'1" x 13'9" (3.39 x 4.21 m)
- Bedroom: 11'1" x 10'10" (3.38 x 3.31 m)
- Bedroom: 6'7" x 9'8" (2.03 x 2.96 m)
- Landing: 6'8" x 8'5" (2.04 x 2.57 m)
- Bathroom: 6'8" x 6'0" (2.04 x 1.85 m)

Summary Statistics

Approximate total area	864 ft ²	80.3 m ²
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.		
GIRAFFE 360		



PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND C



Westcourt Drive is a desirable location, centrally positioned and popular within the local community.

This home has been lovingly cared for over many years and enjoyed to its full potential. The home is approached via a driveway which, whilst providing secure off road parking, leads to the single garage and entrance vestibule.

Entering the home, the feeling of space is immediate and you are drawn to the spacious reception areas and wonderfully sized kitchen/dining room.

To the first floor, two double bedrooms along with a spacious single bedroom can be found each of which served by the family bathroom.

Externally, the home has delightful gardens however, a special mention of the sheer amount of privacy on offer to the rear must be noted. From the rear garden, a lockable gate leads to a rear access pathway and onto the street nearby.



the location

Set in the ever popular district of Oldand Common, there are local shops in Westcourt Drive and the high street. Set on the edge of the countryside, with a range of green walks nearby, the Avon ring road, M4/M5 motorway networks and the retail park at Longwell Green are all within a short drive. There are also junior and senior schools nearby. Bristol 5.9 miles Bath 7.3 miles

*Offered for sale with
no onward chain!*

just a thought...

As you approach the home, there is a sense that being set back from the roadside allows for an impressive amount of privacy from both neighbours and passers by. Whilst the home is in need of cosmetic enhancement, you cannot help but feel that whoever is lucky enough to secure the purchase, the new owners will enjoy the flexibility that the home provides!