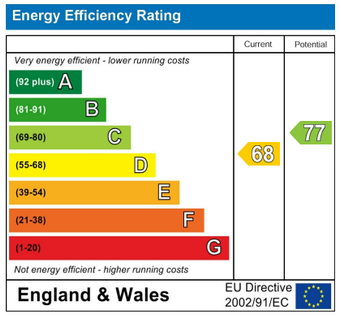
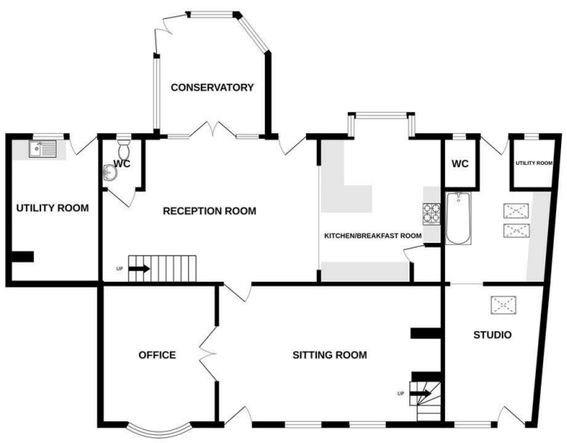


GROUND FLOOR
1257 sq.ft. (116.7 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.

TOTAL FLOOR AREA : 2004 sq.ft. (186.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

110 West Street, Oldland Common, Bristol, BS30 9QR

£600,000

A deceptively spacious four double bedroom home packed full of charm and character with a pretty rear garden and parking with a commercial unit attached.

▪ Deceptively spacious accommodation ▪ Three reception rooms ▪ Four double bedrooms ▪ Commercial unit attached ▪ No onward chain ▪ Delightful private rear garden ▪ Packed full of charm and character ▪ Driveway parking ▪ Generous utility room ▪ Ideal for access to Bristol or Bath

naea | propertymark PROTECTED

RICS

110 West Street, Oldland Common, Bristol, BS30 9QR

A charming and characterful home located in the heart of Oldland Common, offering four double bedrooms, generous living accommodation and the added benefit of a commercial unit to the side with a variety of potential uses.

The ground floor provides impressive and versatile living space. Upon entering, you are welcomed into a characterful sitting room featuring exposed ceiling beams and a feature fireplace, creating a warm and inviting atmosphere. Double doors lead through to a further reception room with a bay window, currently used as a home office.

To the rear of the property is a spacious dining/reception room, ideal for both family living and entertaining. This flows seamlessly into a charming kitchen, where a box bay window allows natural light to flood the space. A useful pantry provides excellent additional storage. Beyond the kitchen is a conservatory overlooking the attractive rear garden. Completing the ground floor there is a generous utility room and a cloakroom.

The first floor offers four well-proportioned double bedrooms, each full of character, along with a modern family bathroom featuring both a bath and a separate shower.

The rear garden is divided into two distinct areas. One features a lawn surrounded by a variety of mature plants and shrubs, while the other is predominantly laid to patio, creating the perfect setting for alfresco dining and outdoor entertaining. A gate provides access to the parking area.

To the side of the property is a commercial unit that currently offers potential for an income stream. Alternatively, subject to any necessary consents, it could be converted into an impressive home office, studio or additional accommodation.

This delightful home offers a wealth of character, flexible living space and exciting potential, and is available with no onward chain.

Oldland Common is a well established and popular village situated on the eastern fringe of Bristol, offering a blend of village character, everyday amenities and excellent access to both Bristol and Bath. Located within South Gloucestershire, the area is particularly appealing to families and those looking for a quieter setting while remaining within easy reach of the city.

The village has a strong community feel, with a range of local amenities including convenience stores, a pharmacy, takeaways, pubs and community facilities. The village also benefits from local schools, including St Anne's Church of England Primary School, Redfield Edge Primary School and Sir Bernard Lovell Academy, making the area a convenient choice for families.

For leisure and outdoor pursuits, there are plenty of opportunities to enjoy the surrounding countryside and green spaces. The nearby Bristol and Bath Railway Path provides a popular traffic-free route for walking and cycling, connecting the area with both cities. The historic Avon Valley Railway also runs through the village, providing a charming local attraction and a reminder of the area's railway heritage.

The location also provides convenient access to the wider road network. The A431 links towards Bath and Bristol, while nearby connections provide access towards the Bristol Ring Road and surrounding area.

SITTING ROOM 5.89 3.97 (19'3" 13'0")
Accessed via a charming wood stable style door, this delightful room features two double glazed windows with a front aspect, filling the space with natural light. Character features include exposed ceiling beams and an attractive stone fireplace with a wooden mantel and inset wood-burning stove, creating a warm and inviting focal point.

A charming staircase leads to the main bedroom, while two radiators and wall lighting provide comfort and practicality.

OFFICE / RECEPTION ROOM 3.85 x 3.20 (12'7" x 10'5")
A double glazed bay window allows natural light to flood the room and features a charming window seat. The room benefits from wood effect flooring, character inset shelving, traditional exposed stone walling and exposed ceiling beams. Wall lighting and a radiator complete the space.

DINING SPACE / RECEPTION ROOM 6.0 max x 4.05 (19'8" max x 13'3")
An impressive and versatile space featuring predominantly wood effect flooring with areas of attractive tiled flooring. Wall lighting and radiators provide comfort and practicality, while a staircase rises to the first floor.

A door provides direct access to the garden, while elegant glazed panelled doors, flanked by windows to either side, lead through to the conservatory.

KITCHEN 3.43 x 4.40 into the bay window (11'3" x 14'5" into the bay window)
A double glazed box bay window allows natural light to flood the room. The kitchen is fitted with a range of wall and base units, incorporating cupboards and drawers with wood worktops over and tiled splashbacks. An inset white sink with mixer tap sits beneath the window.

Ceiling spotlights provide practical illumination, while the kitchen is equipped with a range style cooker with gas hob and electric ovens, cooker hood and integrated dishwasher, together with space for a fridge freezer. A useful corner pantry cupboard with shelving provides excellent additional storage.

UTILITY ROOM 3.88 x 2.52 (12'8" x 8'3")
A double glazed window provides natural light, while a stable style door leads directly out to the garden. The room is fitted with a useful cupboard with worktop over, incorporating a sink with drainer and mixer tap, together with plumbing for a washing machine. A combi boiler and useful shelf storage complete the space.

CLOAKROOM 1.45 x 1.18 (4'9" x 3'10")
A double glazed frosted window provides natural light and privacy. The room is fitted with a white wall hung wash basin and WC, together with a heated towel rail and tiled flooring.

CONSERVATORY 3.34 x 3.06 (10'11" x 10'0")
A double glazed window and double glazed French doors provide plenty of natural light, with the French doors opening directly onto the garden. The room features tiled flooring, a Perspex roof with a roof opening and a ceiling fan, making this a bright and practical space with a pleasant connection to the garden.

LANDING
Wood floors. Roof light.

BEDROOM 1 5.70 max x 4.00 (18'8" max x 13'1")
Two double glazed windows with a front aspect provide plenty of natural light. The room retains plenty of character, with an attractive stone fireplace, wood flooring and a vaulted ceiling with exposed beams and a roof light.

Two radiators provide warmth, while a door leads to a charming staircase descending to the sitting room.

BEDROOM 2 4.00 x 3.50 (13'1" x 11'5")
Double glazed window with a front aspect. Wood floors. Vaulted ceiling with wood beams. Roof light. Radiator. Wall lights.

BEDROOM 3 3.43 x 2.81 (11'3" x 9'2")
A double glazed window provides natural light, while attractive wood flooring and a radiator complete the room.

BEDROOM 4 3.19 x max x 3.72 max (10'5" x max x 12'2" max)
A double glazed window provides natural light, with a radiator completing the room.

BATHROOM 3.19 x 2.24 (10'5" x 7'4")
A double glazed frosted window provides natural light and privacy. The bathroom features a large, deep-panelled bath with mixer tap and tiled splashback, together with a separate shower cubicle with glazed door and thermostatic shower.

A pedestal wash basin and WC complete the suite, with tiled flooring and ceiling spotlights providing the finishing touches.

GARDEN
A delightful garden, enclosed by walls and fencing, provides a private and secluded outdoor space and is thoughtfully divided into two sections. The first is predominantly laid to lawn, with mature plants and trees, together with a patio seating area.

The second section is laid to patio slabs, providing an ideal space for alfresco dining and entertaining. A gate to the rear gives access to the parking space.

FRONT OF PROPERTY
An access road serving the neighbouring properties provides additional parking opportunities, with further parking available outside the front of the property.

COMMERCIAL UNIT
This versatile space offers an excellent opportunity for a potential buyer, with the flexibility to continue its current use as an income-generating space or potentially convert it back to residential use, subject to any necessary consents. It could also lend itself to use as a home office or similar ancillary accommodation.

Currently arranged with a front reception area featuring a raised counter, large double glazed window and door, roof light and useful storage cupboard. The rear section includes a bath with part tiled walls and two further roof lights. To the rear is a cloakroom and utility room, while a stable-style door provides direct access to the rear garden.

TENURE
Freehold.

COUNCIL TAX BAND
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDTIONAL INFORMATION
Local authority. South Gloucestershire.
Services. All mains services connected.
Mobile phone. EE O2 Three Vodafone. All good outdoor signal.
Broadband. Ultrafast 10000 mps.
Ask about commercial rateable value.
Property is located within a coal mining reporting area.

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