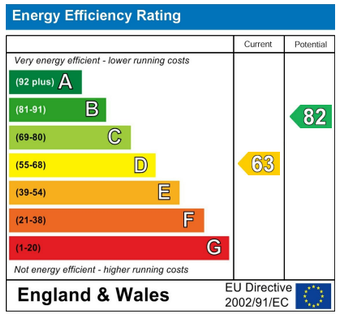
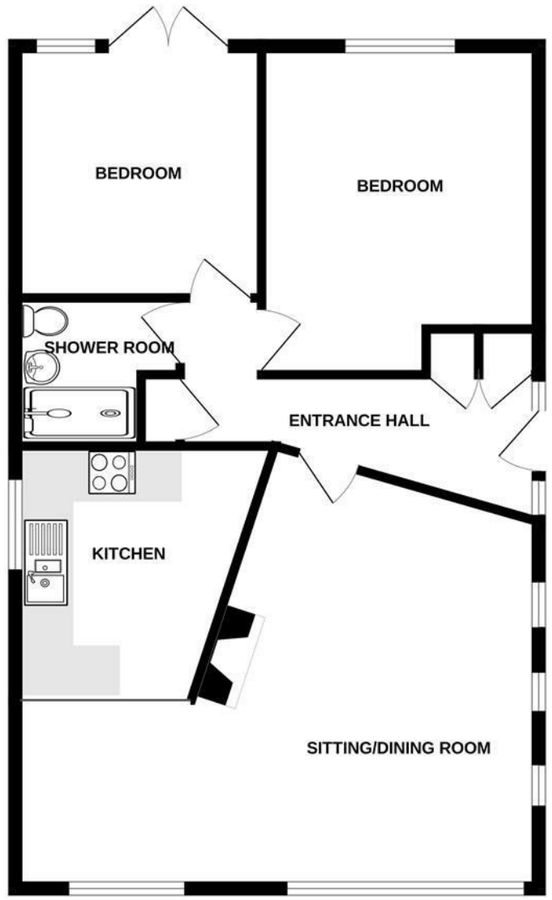


GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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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40 St. Annes Drive, Oldland Common, Bristol, BS30 6RB

£450,000

A beautifully presented detached bungalow with two bedrooms a pretty rear garden in sought after location

▪ Detached bungalow ▪ Beautifully presented ▪ Popular location ▪ Pretty rear garden ▪ Garden and off street parking ▪ Modern kitchen and shower room ▪ Lovely light bright rooms ▪ Well positioned between Bristol and Bath

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RICS

40 St. Annes Drive, Oldland Common, Bristol, BS30 6RB

A beautifully presented detached bungalow situated in a highly sought after location within Oldland Common. This attractive home offers bright, well proportioned accommodation throughout and has been finished to a high standard, making it ideal for those seeking stylish and comfortable single-storey living.

The property welcomes you with a light and airy entrance hallway, complete with excellent built-in storage. The spacious sitting and dining room is flooded with natural light and features an elegant electric fireplace, creating a warm and inviting atmosphere for both relaxing and entertaining.

Leading from the reception space is a contemporary modern kitchen, fitted with stylish grey wall and base units complemented by quality quartz worktops and a matching breakfast bar. The kitchen also benefits from a range of integrated appliances, offering both practicality and sleek modern design.

The shower room has been tastefully updated to a high quality finish with modern fittings and a contemporary feel.

To the rear of the property are two generous bedrooms, one of which offers direct access to the beautifully maintained rear garden. The garden itself is exceptionally well presented and provides a peaceful space to relax, unwind, and enjoy outdoor living.

Further benefits include a garage, driveway parking for multiple vehicles, and well kept outdoor areas that complement the overall presentation of the home.

Oldland Common is a popular residential area located on the eastern outskirts of Bristol, ideally positioned between Bristol and Bath. Known for its friendly community atmosphere and attractive surroundings, the area offers an excellent balance of suburban living with convenient access to both city centres.

The area benefits from a wide range of local amenities including independent shops, supermarkets, cafés, pubs, and well-regarded schools. There are also excellent transport links nearby, with easy access to the Avon Ring Road, the M4 and M5 motorway networks, and regular public transport services.

With its strong sense of community, convenient location, and attractive surroundings, Oldland Common continues to be one of the most desirable residential areas on the edge of Bristol.

HALLWAY
Entrance via a composite front door with full height double glazed frosted side windows, allowing for plenty of natural light while maintaining privacy. The hallway features a coved ceiling and laminate wood effect flooring throughout. Excellent storage is provided by a coats cupboard, additional storage cupboard, and airing cupboard. Loft access is also available.

SITTING / DINING ROOM 4.66 x 6.71 l shaped room (15'3" x 22'0" l shaped room)
A wonderfully light and bright room featuring two wide double glazed windows to the front and three double glazed windows to the side, flooding the space with natural light. The room benefits from wood effect laminate flooring, a feature electric fireplace with a white surround, two contemporary vertical radiators, and a coved ceiling.

KITCHEN 2.18 ext 3.12 (7'1" ext 10'2")
A high quality kitchen fitted with grey fronted wall and base units comprising a range of cupboards and drawers, offering excellent storage solutions. White quartz work surfaces continue the stylish finish and incorporate a breakfast bar with two hanging light fittings above. There is an inset one and a half bowl sink with a mixer tap, tiled splashbacks, and ceiling spotlights.

The kitchen also benefits from a range of integrated appliances, including a waist level oven, microwave, electric hob with cooker hood above, and fridge freezer. A double-glazed window to the side aspect provides natural light, and the room is finished with a coved ceiling.

SHOWER ROOM 2.07 x 1.88 (6'9" x 6'2")
A well presented, modern contemporary shower room featuring a walk-in shower with a glass screen and thermostatic shower. The walls and floor are fully tiled, creating a practical and stylish finish. There is a vanity wash basin with a mixer tap, concealed cistern WC, and a heated towel rail..

BEDROOM 4.15 x 3.50 (13'7" x 11'5")
A generously sized room with a double glazed window to the rear aspect, radiator, and coved ceiling.

BEDROOM 3.10 x 3.17 (10'2" x 10'4")
Double glazed window and double-glazed French doors leading out to the garden. Coved ceiling and contemporary vertical radiator.

OUTSIDE

FRONT
To the front and side of the property there is a dwarf wall and a driveway providing off road parking, leading to the garage. The garden is mainly stone chipped for ease of maintenance, with flower beds and borders adding colour and interest.

REAR GARDEN
A delightful enclosed rear garden with gated side access, bounded by walls and fencing to the sides and rear. Immediately outside the property is a patio area, ideal for seating or alfresco dining. Beyond this is a lawned garden with flower borders containing a variety of mature plants and shrubs. There is also side access to the garage.

TENURE
Freehold

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

ADDITIONAL INFORMATION
Local authority. South Gloucestershire
Services. All mains services connected
Broadband. Ultrafast 1800 mps. Source Ofcom
Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom
The property is located within a coal mining reporting area

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