

15 WESTLAND AVE
OLDLAND COMMON
BRISTOL
BS30 9SH
£385,000



G R E G O R Y S
ESTATE AGENTS

Positioned within this popular area of Oldland Common, only a short walk to nearby conveniences, including a selection of shops, takeaways and highly regarded pubs.

This well maintained bungalow sits within a level plot, with manageable, landscaped gardens to both the front and rear aspect. A driveway provides off street parking and leads to a single garage, complete with power, light and even an inspection pit.

Internally the accommodation has been enhanced over the years, with the inclusion of a rear extension and conservatory. Access to the property is via the welcoming hallway which leads to the bathroom, complete with a three piece white suite and both bedrooms, positioned overlooking the front aspect.

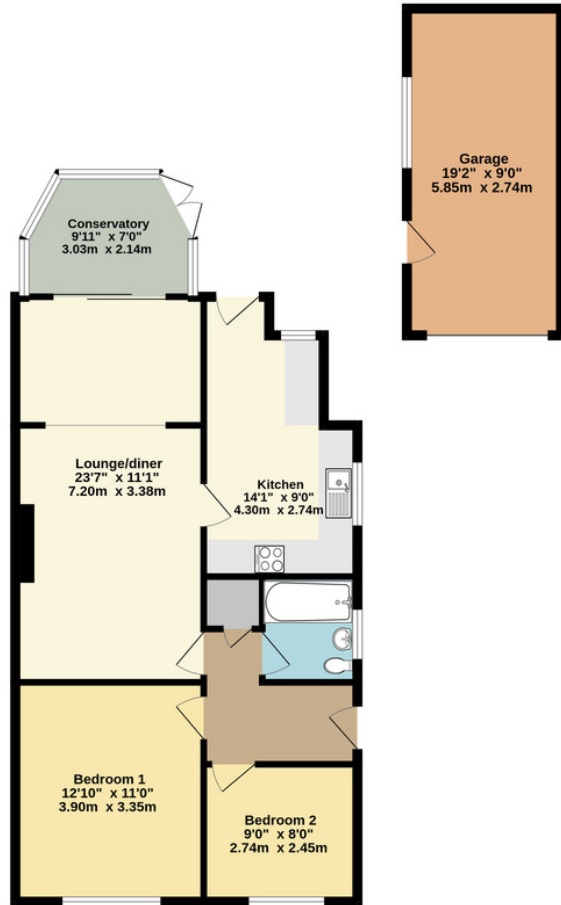
The lounge has a lovely homely feel and fully benefits the extension, turning this room into a lounge / diner with more than enough room for a dining table, in addition to the three piece suite. The conservatory sits proudly, overlooking the rear garden. Completing the accommodation is a modern fitted kitchen, complete with a number of built in units and with access onto the rear garden.

A lovely bungalow found in a quiet, residential area. An early viewing is highly recommended.





Ground Floor
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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Energy performance certificate (EPC)

| | | | |
|---|---------------|---------------------|--------------------------|
| 15 Westland Avenue Oldland Common BRISTOL BS30 9SH | Energy rating | Valid until: | 21 March 2034 |
| | D | Certificate number: | 3334-5227-3300-0782-6226 |

| | |
|------------------|------------------------|
| Property type | Semi-detached bungalow |
| Total floor area | 68 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

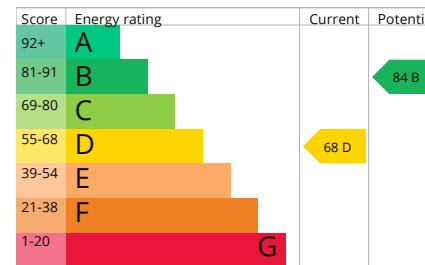
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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