

Property details approval form

13 Westland Avenue, Oldland Common, Bristol, Avon, England, BS30 9SH

Date: 11 September 2026

Property Ref and Version: BLG104670 - 0001

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £300,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Offered with NO ONWARD CHAIN
- > In need of refurbishment throughout
- > Excellent renovation potential
- > Generous gardens and outdoor space
- > Garage and
- > Off-street parking

○ Short Description

Offered to the market with no onward chain, this two-bedroom bungalow on Westland Avenue presents an excellent opportunity for buyers looking to create a home of their own. Requiring refurbishment throughout, the property offers fantastic potential & benefits from outdoor space, a garage & parking.

○ Long Description

Situated on the popular Westland Avenue in Bristol, this two-bedroom bungalow offers a fantastic opportunity for buyers seeking a property to modernise and make their own. Requiring refurbishment throughout, the accommodation provides well-proportioned living space with scope for improvement and extension, subject to the necessary consents.

The property features two bedrooms, a spacious living room, kitchen and bathroom, all offering excellent potential for renovation.

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Outside, one of the standout features is the generous outdoor space, with substantial gardens providing plenty of room for landscaping, entertaining or future development opportunities.

Further benefits include a garage, ample off-street parking and a desirable residential location with convenient access to local amenities, transport links and nearby green spaces.

Offered to the market with enormous potential, this bungalow is an ideal purchase for investors, developers or buyers looking to create a home tailored to their own tastes and requirements.

○ **Directions**

○ **Agents Note**

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○ Room Description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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○ Room Description

Internal Features

Entrance Hall

Access to both bedrooms, bathroom and open plan living / dining room through to kitchen

Living / Dining Room

Double Glazed Window to Front, Feature Fire Place, Door to Kitchen

Kitchen

Double glazed window and french doors to rear garden, range of wall and base units with work surface over, inset sink with mixer tap, tiled splash back around, built in double oven with separate electric hob, space for appliances

Bedroom 1

Double glazed window to side, range of built in wardrobes, radiator

Bedroom 2

Dual aspect double glazed windows to front and side, radiator

Bathroom

Obscure double glazed window to front, three piece green suite comprising of wc, pedestal sink and panel bath, tiled to water sensitive areas, radiator

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○ Room Description

External Features

Gardens

Wrap around garden to the front and side of the property - mostly laid to lawn with side gate access to the rear garden which is low maintenance

Garage

Single garage located near to the property

Parking

Off road parking located in front of the garage

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○ Property Images



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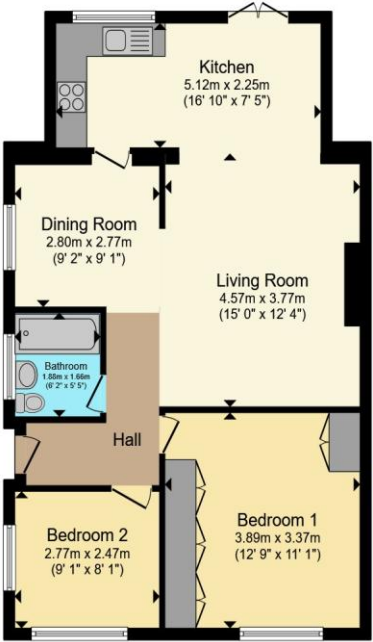
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Property Images

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○ Floor Plan



Total floor area 68.8 m² (741 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



○ Approval

Signature		Date
Paul Audritt		
Mr Hollingsworth		