



9A Hill Drive, Failand
Guide Price £635,000

RICHARD
HARDING



9A Hill Drive, Failand, Bristol, BS8 3UX

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A practical and well-arranged 3/4 bedroom, 2 storey detached family home situated at the top of a peaceful and well-regarded cul-de-sac in the heart of Failand. Enjoying a gorgeous south-easterly facing level garden, ample off street parking and a double garage.

Key Features

- Wonderful location close to the Ashton Court Estate, with delightful walks and mountain bike trails. Clifton Suspension Bridge, with access to Clifton Village and all central parts of Bristol is within just 2.5 miles.
- Light and airy accommodation arranged over two floors, including a good sized through lounge/dining room, separate kitchen/breakfast room – both of which access the sunny rear garden, reception 2/bedroom 4, ground floor cloakroom/wc and a double garage.
- **First Floor:** landing, three bedrooms (2 doubles and a single), family bathroom/wc and an airing cupboard.
- Driveway parking for at least two cars and good sized double garage with loft storage space.
- Incredibly private and peaceful south-easterly facing level rear garden, which has been tastefully landscaped and planted, including lawned section, seating areas, useful garden sheds and a greenhouse.
- A calm and welcoming property in a great location.





GROUND FLOOR

APPROACH: via pillars and tarmacked driveway providing off street parking for at least two vehicles, the driveway passes a double garage with recess beside with space for a storage shed and bin/recycling. Approaching the property there is a flower border, useful gated side access through to the rear garden, and a covered entrance with the main front door that opens into:-

ENTRANCE HALLWAY: a spacious and welcoming entrance with staircase rising to first floor landing, double glazed window to side providing plenty of natural light, useful recessed cloaks/storage cupboard, further understairs storage cupboard and door off to the lounge/dining room, kitchen/breakfast room, cloakroom/wc and reception 2.

LOUNGE/DINING ROOM: (21'11" x 16'3") (6.69m x 4.96m) a generous through lounge/dining room with double glazed windows to the front elevation with built-in plantation style shutters, feature fireplace with wood burning stove, built-in shelving to chimney recesses, ample space dining furniture, double glazed sliding patio doors leading out onto the sunny, south-easterly facing rear garden. Radiator, ceiling coving, door providing sociable connection through to the:-

KITCHEN/BREAKFAST ROOM: (12'11" x 10'9") (3.94m x 3.29m) built-in pine kitchen with base and eye level units, roll edged worktop, inset 1½ bowl sink and drainer unit. Integrated dishwasher, washing machine and fridge/freezer. Space for cooker with extractor hood over. Tiled floor, part tiled walls, inset spotlights, double glazed window to the rear elevation offering a lovely outlook over the rear garden. Door leads out onto the rear garden. Further door opens back out to the entrance hallway.

RECEPTION ROOM 2: (13'2" x 11'7") (4.02m x 3.52m) currently used as a home office, but would work incredibly well as a playroom, music room or bedroom. Double glazed windows overlooking the driveway to front of the property, high level window to side. Ceiling coving and electric panel heater.

CLOAKROOM/WC: low level wc, wash handbasin, radiator, double glazed window to side elevation.

FIRST FLOOR

LANDING: doors off to the three bedrooms, family bathroom and a large recessed airing cupboard housing the Worcester gas central heating boiler and with built-in slatted shelving.

BEDROOM 1: (15'2" x 11'1") (4.62m x 3.38m) double bedroom with built-in wardrobes, radiator, double glazed window providing an open outlook down Hill Drive

BEDROOM 2: (11'9" x 10'1") (3.57m x 3.08m) double bedroom with double glazed windows to rear elevation offering a lovely outlook over rear and neighbouring gardens. Radiator and built-in wardrobe.

BEDROOM 3: (11'1" x 9'6") (3.37m x 2.89m) single bedroom with double glazed windows to front elevation, and high level double doors accessing a large recessed storage cupboard.

BATHROOM/WC: white suite comprising panelled bath, low level wc, pedestal wash basin, shower enclosure, part tiled walls, heated towel rail, double glazed window to rear.

OUTSIDE

REAR GARDEN: (50'0 x 40'0) (m x m) a glorious level south-easterly facing garden mainly laid to lawn with wonderful deep flower borders containing a rich variety of plant life. To the bottom of the garden there is a practical space, cleverly screened by a Conifer, where there is a greenhouse and Dutch barn shed. Closest to the property there is a paved seating area enjoying much of the day's sunshine, which leads through to a wide access pathway providing gated access through to the driveway. There is also a modern garden shed.





PARKING & GARAGE: (15'11" x 15'6") (4.86 x 4.73) a generous double garage with pitched roof, partially boarded loft space with access ladder, power, light and up and over door.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: North Somerset Council. Council Tax Band: E

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	34 F	
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



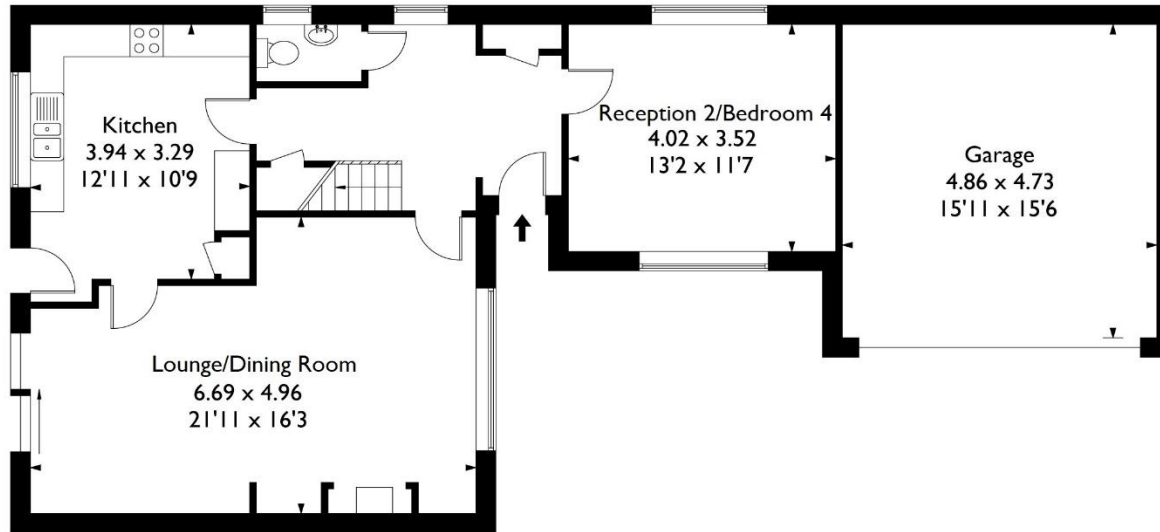
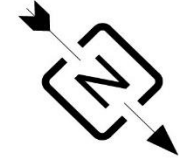


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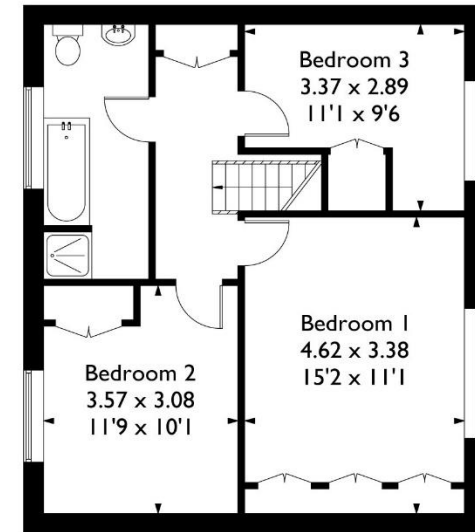
Approximate Gross Internal Area 120.50 sq m / 1297.70 sq ft

Garage Area 23.0 sq m / 247.40 sq ft

Total Area 143.50 sq m / 1545.10 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.