



17 Failand Crescent, Seamills, BS9 2HH

£406,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



17 Failand Crescent, Seamills, BS9 2HH

Welcome to this charming 3-bedroom semi-detached house located on Failand Crescent in the delightful area of Seamills. This property boasts a fantastic location that offers both convenience and tranquillity.

Upon entering, you are greeted by a warm and inviting atmosphere with separate receptions that provide ample space for relaxation and entertainment. The lovely kitchen is perfect for whipping up delicious meals and creating lasting memories with loved ones. Upstairs are 3 bedrooms and a shower room.

One of the highlights of this home is the beautiful rear garden, complete with a gazebo and a luxurious hot tub. Imagine unwinding after a long day in your own private oasis, surrounded by lush greenery and the soothing sounds of nature. In addition to the stunning garden, this property also features a detached garage and parking, providing convenience and security for your vehicles.

Don't miss the opportunity to make this house your home. With its desirable location, spacious interior, and enchanting outdoor space, this property offers a wonderful lifestyle for you and your family. Contact us today to arrange a viewing and start envisioning your future in this lovely abode on Failand Crescent.

Conveniently located for public transport links providing access throughout Bristol and M4/M5 motorway links accessed via The Portway. Sea Mills train station is within walking distance, along with the green spaces of Kingsweston Estate, Blaise Castle, The Dingle and Shirehampton Golf Course, which forms part of the National Trust. The property is also less than 200 metres from the River Trym and playing fields and just half a mile from the Roman Port of Abona (Sea Mills harbour, "The Creek")

A rare opportunity to acquire a great size family home in this popular area. Please book your viewing today, either Call, Click or Come in and visit our experienced sales team- / 01172130333

Tenure: Freehold

Local Authority: Bristol City Council Tel:

Council Tax Band: C

- Great Size 3 Bedroom Semi-Detached House
- Great Location
- Fabulous Enclosed Gardens
- Double Glazing and Gas Heating
- Gazebo with Hot Tub
- 2 Reception Rooms
- Great Transport Links
- Garage and Parking
- Close to all Local Amenities
- Standard Brick Built House

Entrance Hallway

Entrance via uPVC door into hallway, stairs rising to first floor.

Lounge

15'9"(widest point ) x 16'2" (widest point)  
Two windows to front aspect, feature gas fireplace, door leading into kitchen.

Dining Room

11'5" x 10'5"  
Windows to front and side aspect, radiator, feature fireplace, opening into kitchen.

Kitchen

6'1" x 18'10"  
Window to rear aspect, door leading into rear garden. Fitted with a range of wall and base units with roll top work surfaces. Electric ceramic hob with extractor over, electric oven and micro-wave. One and a half bowl sink with mixer tap over. Plumbing for washing machine. Understairs cupboard.

First Floor Landing

uPVC double glazed window to rear aspect, cupboard, doors leading to all rooms.

Bedroom 1

12'10" x 10'5"  
Window to side aspect, window to front aspect, radiator

Bedroom 2

13'6" (widest point) x 11'2"  
Two windows to front aspect, storage cupboards

Shower Room

4'11" x 7'1"  
uPVC double glazed window to rear aspect, Corner shower enclosure, low level wc, fitted vanity sink, radiator.

Bedroom 3

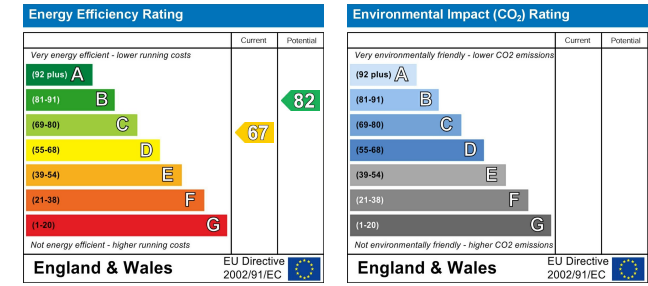
12'10" x 6'11"  
Window to front aspect, radiator

Gardens

There are very pretty gardens to the rear with an attractive gazebo with hot tub, there is a lawn area and mature plants and shrubs, a decking area, a good size patio area with step down to an enclosed bbq area and side access to the front where the garden is easy to maintain.

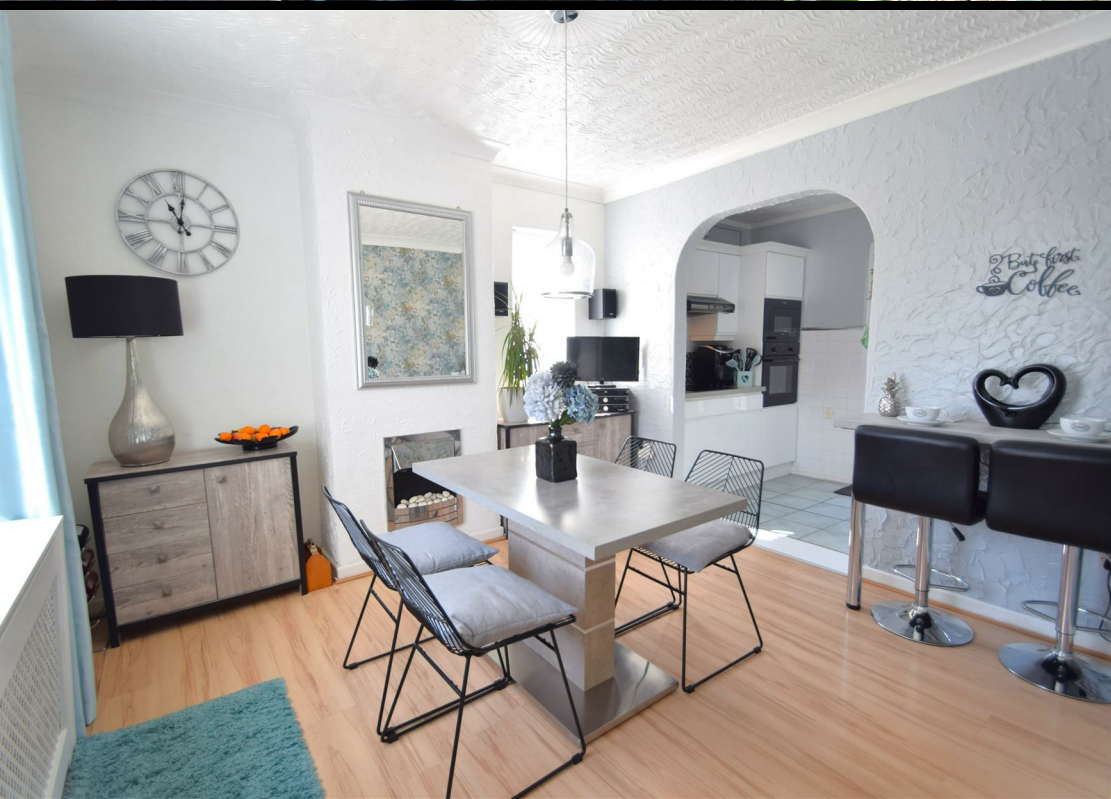
Garage and Parking

There is a detached garage to the side via up and over door with power and lighting and parking to the front



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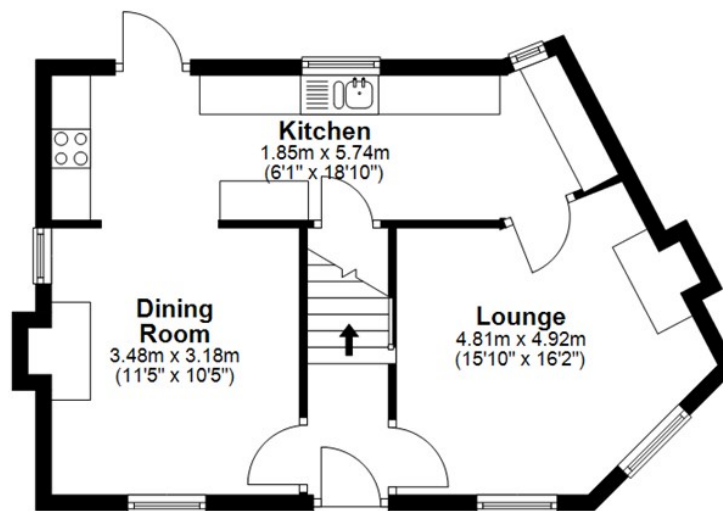






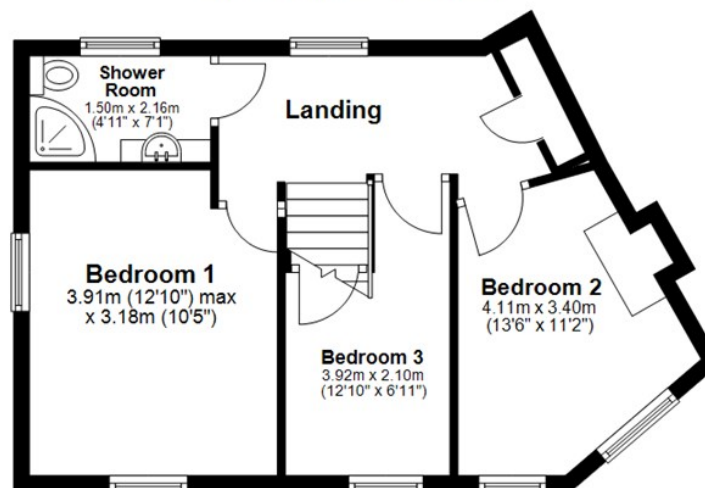
## Ground Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



## First Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



Total area: approx. 81.9 sq. metres (881.7 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.