



JUBILEE DRIVE
FAILAND
BRISTOL

19 JUBILEE DRIVE, FAILAND, BRISTOL, BS8 3XD

A Fabulous Three or Four Bedroom detached bungalow occupying the head of a peaceful cul-de-sac in Failand. The recently refurbished and extended property is immaculately presented, and offers versatile accommodation set in lovely gardens.

SUMMARY OF ACCOMMODATION

This lovely family home has been recently refurbished, and extended, by the current owners to deliver a bright and light family home. The accommodation is versatile with a fabulous open plan living room, that informally divides into a well appointed kitchen area with wonderful large island forming a breakfast bar for less formal dining, a dining area for more formal dining, and a great open plan living space with skylights that flood the living space with natural light and offer direct access to the gardens.

There are four double bedrooms, the principle bedroom with ensuite and dressing area with fitted vanity unit and wardrobes. The principle Bedroom and Bedroom 2 both enjoy patio doors opening onto the gardens. The versatility of the property is means that it will suit all manor of potential purchasers, illustrated by bedroom four currently being utilised and working well as a family snug/office. The three bathrooms are all very well appointed, and presented superbly. There is also a utility room with direct access to the side garden where the oil tank is housed.

The West facing gardens are a strong attribute of this property. Mostly laid to lawn, with an abundance of plants, shrubs and trees. To the front a block paved driveway affords off street parking for up to three vehicles.

OTHER INFORMATION

Viewing - Strictly by prior appointment with Hydes of Bristol - 01179731516

Tenure – Freehold

EPC – D (65) with potential of C (78)

Local Authority – North Somerset Council

Council Tax Band – Band F, Currently £3,128 per annum.

Services - We understand that there is mains electricity, as well as drainage and water to the property. The oil fired central heating is serviced via a large private oil tank.

Broadband – Ultrafast with up to 1000 Bmps download and 1000 Bmps upload available – Source Ofcom.

Mobile – Outdoor O2, EE, Vodafone and Three “Likely” – Source Ofcom.

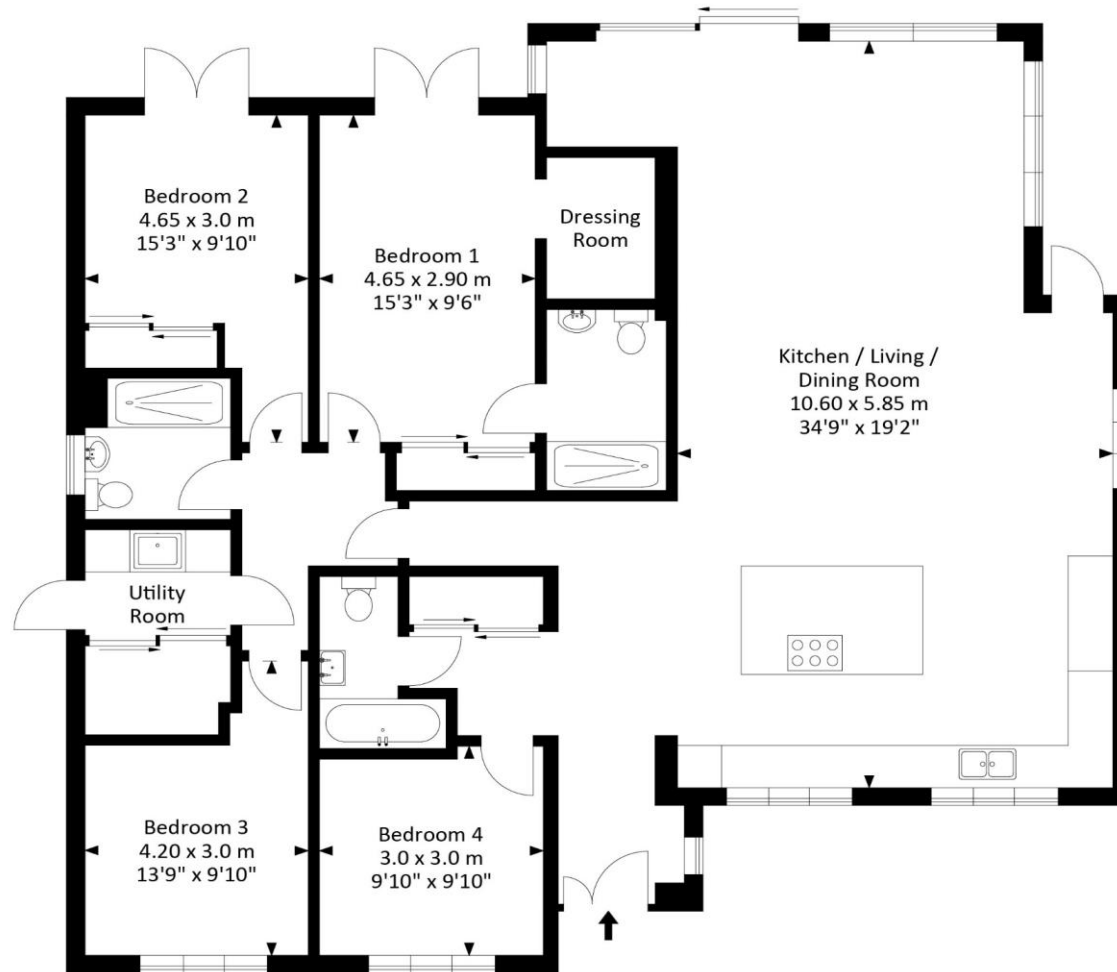
LOCATION

The village of Failand lies approx. 3.5 miles from Brunel’s famous Suspension bridge which in turn provides direct access to Clifton Village and Bristol City Centre. The village itself offers amenities including a coffee shop/general store, public house, village hall, cricket pitch and church. Long Ashton Village (approx. 2 miles travelling distance) offers a further variety of shops, doctors and dental surgeries and other recreational facilities. Within 1.5 miles there are two notable golf courses and David Lloyd Sports & Leisure Club, and the nearby Ashton Court Estate offers acres of open countryside proving ideal for walking, cycling and horse riding.

For the commuter, the nearby A370 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city’s international airport flies connects to many European Cities.



Approx. Gross Internal Area
1657.70 Sq.Ft - 154.0 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

IMPORTANT NOTE

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