



30 BELMONT DRIVE
FAILAND
BS8 3UU



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- Detached bungalow in highly regarded BS8 Failand
- Large dual aspect open plan living/dining room
- Secure private gates to block paved driveway & large detached garage
- Four bedrooms (one with en-suite)
- Private cul-de-sac position close to stunning countryside walks
- Priced to sell. Book your viewing without delay!

SUMMARY

The accommodation is neutrally decorated throughout and benefits from a light and airy feel, enhanced by generous proportions and well-planned living areas. At the heart of the home is a large open-plan living and dining space, ideal for both everyday family living and entertaining, with dual aspect large double glazed windows that allow the light to flood in. The well-equipped fitted kitchen offers a range of units and worktop space, enjoying lovely views and direct access to the rear garden. The property offers four well-proportioned bedrooms, including one with en-suite, together with a further family bathroom. To the rear, a low-maintenance, fully enclosed garden features a patio seating area and artificial lawn, providing a private and easy-to-manage outdoor space and side access to the generously sized front garden. The front garden is an even larger space than the rear with lawned areas, hedging providing privacy with seating areas for morning coffee, block paved driveway providing off road parking and the added advantage of the large detached garage with power, lighting and remote controlled door, equally as useful as a workshop or games room.

Finished to a high standard, this well-proportioned and sizeable family home offers flexible living arrangements and would equally appeal as a downsizer's dream, combining generous accommodation with the ease of single-level living.







LOCATION

The bungalow is quietly positioned within a desirable cul-de-sac setting in the sought-after village of Failand, BS8, offering a rare blend of countryside tranquillity and excellent connectivity. Surrounded by attractive North Somerset countryside, the location enjoys a peaceful, community-focused atmosphere while remaining within easy reach of Bristol city centre, Clifton Village and the vibrant waterfront.

The area is exceptionally well placed for commuters, with M5 Junction 19 just a short drive away, providing swift access both northbound and southbound. The A369 offers a direct and scenic route into Bristol and onward to Portishead, making coastal amenities and marina facilities easily accessible. Rail services are available at Nailsea & Backwell station, offering further convenient links.

Failand is well regarded for its lifestyle appeal, with a village shop, popular local pub and access to beautiful walking routes, nearby golf courses and National Trust land including Tyntesfield. Despite its semi-rural feel, Clifton's cafés, shops and cultural attractions are all within comfortable reach.

The location is highly attractive to families, benefiting from an excellent range of local and independent schools. Nearby village primary schools are well regarded, while independent options such as The Downs Preparatory School (Wraxall) are close by. Renowned senior schools including Bristol Grammar School, Clifton College, Clifton High School and Queen Elizabeth's Hospital School are easily accessible, as are highly rated state schools in Backwell and Nailsea.

Overall, Belmont Drive offers a highly desirable location combining superb transport links, outstanding schooling options and an enviable balance of rural charm with city and coastal convenience.

ADDITIONAL INFORMATION

Tenure: Freehold

Services Connected: Mains Water, Electric, & Drainage. Oil Heating

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

EPC: E (conducted pre renovation and valid until 2030)



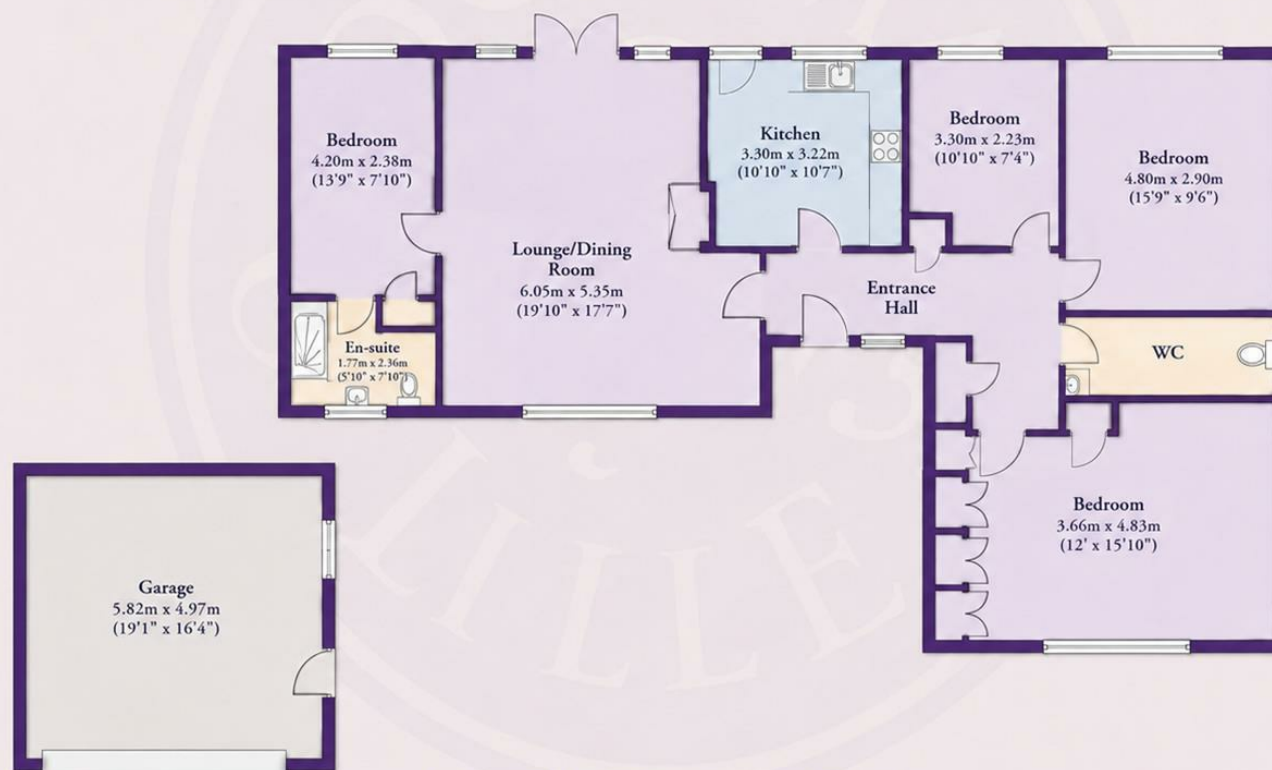
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Approximate Gross Internal Area
Total = 1552.1 Sq Ft / 144.2 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO
BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
SQ FT

COUNCIL TAX BAND : E

RECEPTION ROOM : NULL

BEDROOMS: 4

BATHROOMS : 2

FREEHOLD





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