



27 HILL DRIVE, FAILAND, BS8 3UX



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FAILAND BS8 3UX

- Superb Detached Bungalow
- Three Bedrooms (Master with En Suite)
- Ample Driveway Parking
- Set in Large Plot
- Garage / Car Port
- Viewing Essential

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.

ACCOMMODATION

Please see the floorplan for the room measurements and property layout.

APPROACH

The property has an attractive approach through gates to a private driveway that provides access to the garage, carport and the house.

ENTRANCE PORCH

Double glazed sliding doors and glazed entrance door to the hallway.

ENTRANCE HALLWAY

A great welcome to the property with doors to all rooms.

SITTING ROOM

The main living spaces of this home measure over 20 ft and the sitting room is a generous space with fireplace, radiator, double glazed window to the front and double glazed patio doors out to a conservatory at the rear. The room has added light from two fitted light wells.

CONSERVATORY

Double glazed to two sides with patio doors to the garden, tiled floor and electric radiator.

KITCHEN / DINING ROOM

Measuring over 28ft in length the kitchen / dining room has ample space for a modern fitted kitchen area with integrated appliances and granite work tops, and dining area with tiled floor, radiator, two double glazed windows to the front aspect and door to the utility room.

UTILITY ROOM

Fitted again with storage units, sink unit, plumbing for white goods, tiled floor, airing cupboard, radiator and double glazed door to the side garden.

BEDROOM ONE

The master bedroom has a double glazed window, radiator, door to the en suite bathroom.

EN SUITE BATHROOM

Fitted bathroom suite with fully tiled walls, radiator, double glazed window.

SHOWER ROOM

Fitted shower room with fully tiled walls, radiator, double glazed window.

BEDROOM TWO

A generous double bedroom with fitted wardrobes, radiator and double glazed window.







BEDROOM THREE

The third double bedroom again with radiator and double glazed window.

OUTSIDE

GARDENS

The property sits centrally in a good sized plot with front, side and rear gardens that offer lawn and patio areas, a wooden shed and two storage rooms in the carport one housing the oil fired boiler.

DRIVEWAY / GARAGE

The property has a generous private driveway with space for ample cars that provides access to the garage and a carport.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

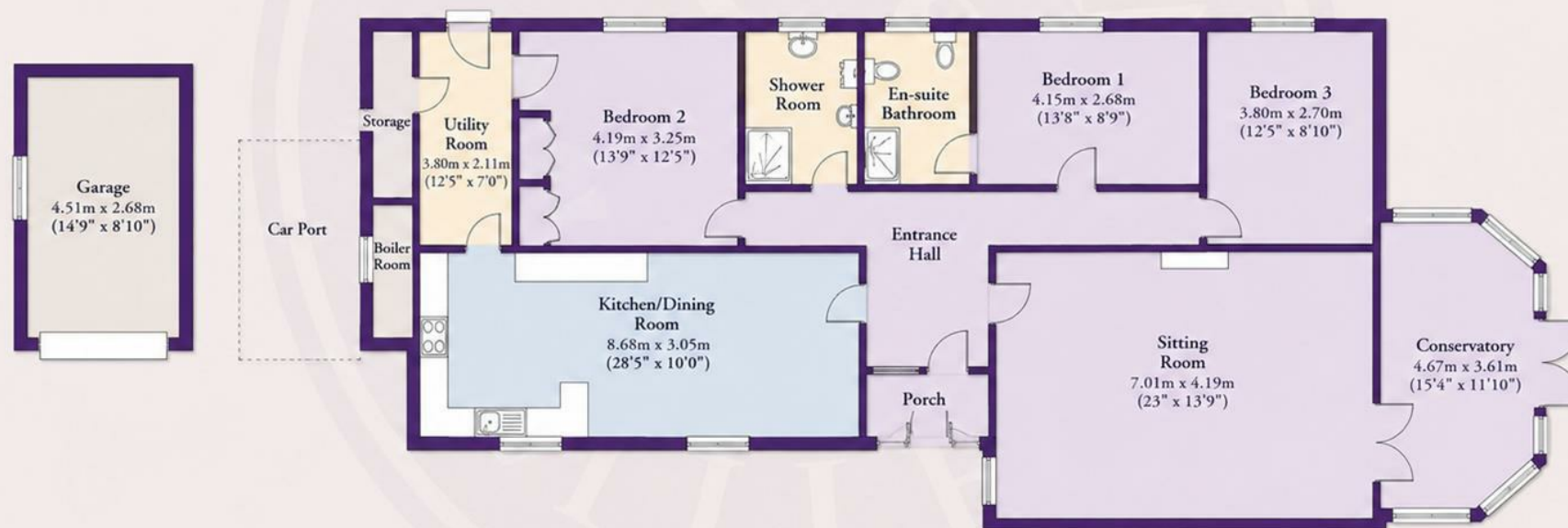


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Failand,
BS8 3UX



GOODMAN
& LILLEY

Approximate Gross Internal Area
Total = 1983.8 Sq Ft / 184.3 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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