



**Connells**

Farleigh Fields Farleigh Road  
Backwell Bristol



### Property Description

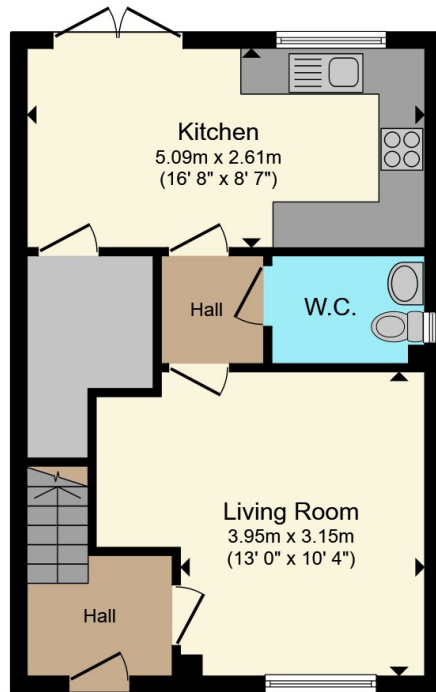
The Galloway offers practical family living with an open-plan kitchen/dining area featuring French doors to a south-west facing garden. The home includes an upgraded kitchen, separate utility room, en-suite to the principal bedroom and allocated parking, making it well suited to modern, low-maintenance living.

### Please Note

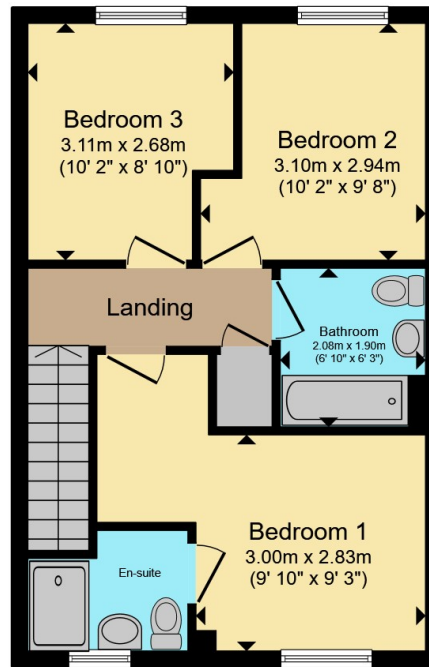
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**Ground Floor**



**First Floor**

Total floor area 85.3 m<sup>2</sup> (918 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating:  
Exempt

**view this property online [connells.co.uk/Property/BMR312293](http://connells.co.uk/Property/BMR312293)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: BMR312293 - 0002