

Weston Road,Failand Bristol BS8 3UR

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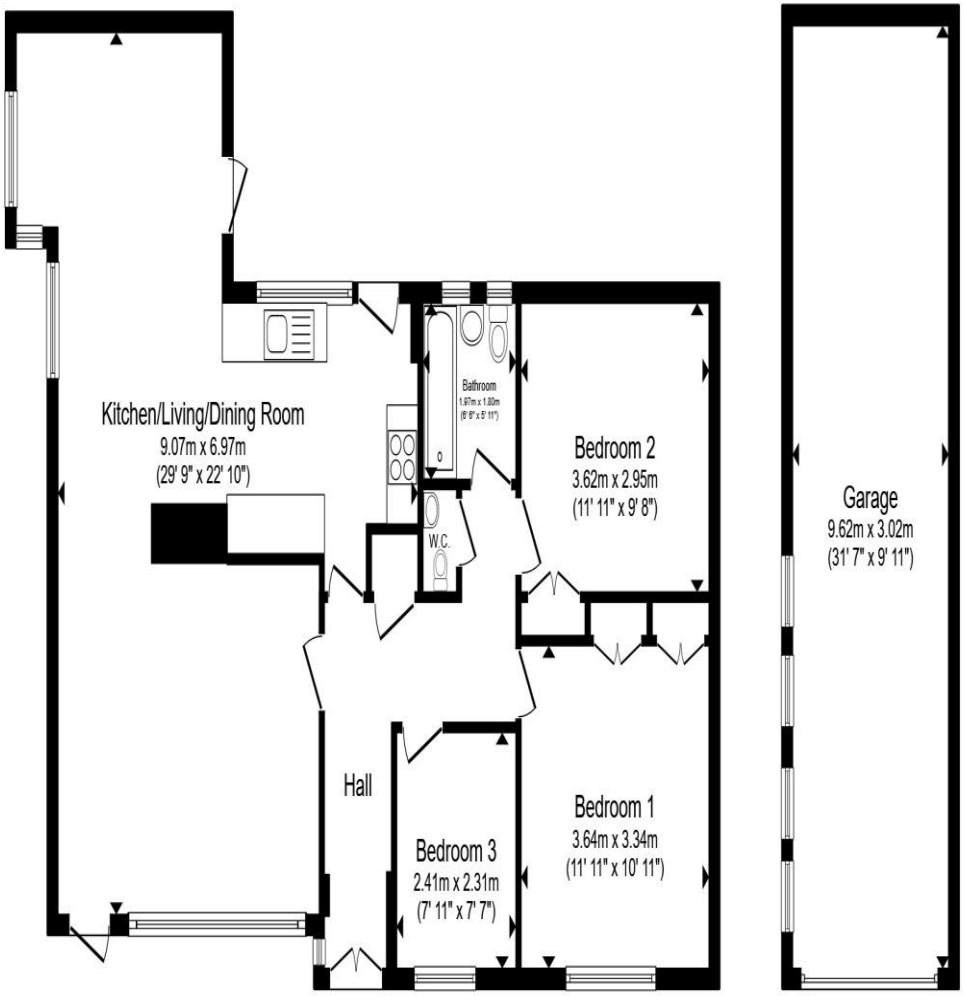
welcome to

Weston Road, Failand Bristol

Beautifully presented and set back from the road, this exceptional three-bedroom bungalow enjoys a sought-after village location in Failand, less than three miles from Clifton Village. Offering stylish, light-filled accommodation, generous off-street parking, a tandem double garage.

Entrance Hall
Living Room
Dining Room
Kitchen
Bedroom One
Bedroom Two
Bedroom Three
Bathroom
Cloakroom
Tandem Double Garage
Front Garage
Rear Garden
Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies



Floor Plan

Garage

Total floor area 122.2 m² (1,316 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

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welcome to

Weston Road,

Failand Bristol

- Beautifully presented detached bungalow
- Three well-proportioned bedrooms
- Stunning kitchen/dining room
- Set back from the road for added privacy
- Tandem double garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£625,000



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the

view this property online allenandharris.co.uk/Property/CLI110285

The Property Ombudsman

Property Ref:
CLI110285 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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