



59 CLEVEDON ROAD,  
FAILAND, BS8 3UL

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GOODMAN  
& LILLEY



A GOLDEN OPPORTUNITY IN A PRIME VILLAGE LOCATION. SET IN A HIGHLY SOUGHT-AFTER VILLAGE ON THE EDGE OF BRISTOL, THIS SEMI-DETACHED HOME OFFERS VERSATILE LIVING IDEAL FOR FAMILIES, THOSE SEEKING ROOM TO GROW OR A PURCHASER LOOKING TO DOWNSIZE.

Location

Surrounded by rolling countryside, Failand is a sought after semi-rural small village that lies just a short distance south-west from Bristol City Centre and cosmopolitan Clifton Village. Fabulous country walks are easily accessed and it is close to two well respected golf courses as well as the beautiful Ashton Court Estate with its deer park and acres of open space ideal for walking, cycling or riding is within easy reach. There is are popular Public House serving good quality food, a village shop and village hall. Easy access to the M5 at J19 gives excellent transport links with an abundant choice of excellent schooling (both state and private) within the vicinity.

Summary

The property boasts two / three bedrooms, one / two reception rooms, a kitchen, a shower room, and gardens to the front and rear — perfect for outdoor entertaining. Additional benefits include a generous detached garage / workshop, and ample driveway parking.

Accommodation

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

Entrance

Across the generous front garden and driveway to a central entrance door.

Entrance Hallway

Doors providing access to all rooms, storage cupboard.

Sitting Room

Double glazed windows to the front and side of the property, fireplace, electric heater and door to the kitchen.

Kitchen

Fitted wall and base units, work surfacing over, sink unit, spaces for a cooker, fridge / freezer and washing machine, double glazed window to the side and doorway to the rear porch.

Rear Porch

With door to the shower room and out to the side of the house and on to the rear garden and garage,

Shower Room

Fitted with a modern white suite comprising of a walk in shower, low level wc and a wash basin. Electric heater and double glazed windows.

Dining Room / Bedroom Three

Accessed from the entrance hallway currently used as a dining room but could be a good sized double bedroom, with double glazed window out to the front of the house, electric heater, and fireplace.

Bedroom One

Double glazed window to the rear aspect, electric heater, fireplace, electric radiator and built in storage

Bedroom Two

Double glazed window to the rear, electric radiator.

Outside

Gardens

There is a generously sized front garden setting the property well back from the road that offers a generous lawn area and ample driveway parking. With side access to the detached garage and rear garden. The rear garden is enclosed by wood fencing and has been adapted for ease of maintenance.

Detached Garage

Of good size and positioned to the rear/ side of the property accessed from the driveway.

- Popular Village Location close to Bristol
- Semi Detached Bungalow
- Garage / Work Shop
- Set in a Generous Plot
- Ample Driveway Parking
- Easy Access to Bristol



GUIDE PRICE £400,000





## Floor Plan

Approx. 86.9 sq. metres (935.3 sq. feet)



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.  
Plan produced using PlanUp.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopa.co.uk

rightmove



**WWW.GOODMANLILLEY.CO.UK**

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