



61 CLEVEDON ROAD,  
FAILAND, BS8 3UL

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GOODMAN  
& LILLEY







# 61 CLEVEDON ROAD

FAILAND BS8 3UL

GUIDE PRICE  
£550,000

A golden opportunity has arisen to acquire this extended semi detached home that offers three bedrooms, two bathrooms set in a large plot with generous gardens, garage and workshop located in a sought after village on the edge of Bristol.

An early viewing is strongly advised to fully appreciate what is on offer here.

## 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 a 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.

## Accommodation

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

## Ground Floor

### Entrance

Via front door to a porch with additional door to the property..

### Entrance Hall

With built in storage cupboard and doors to:

### Dining Room

With exposed stripped floorboards, fitted wood burner, window to the front aspect and opening into the sitting room behind.

### Sitting Room

Stripped exposed floorboards, door to the rear hallway providing access to the rest of the house, French doors to the conservatory.

### Conservatory

Double glazed with sliding patio doors out to the rear garden.

### Kitchen

A modern fitted kitchen with wall and base units providing storage with work surfacing over, fitted sink, integrated electric oven, hob and extractor hood, spaces for a dish washer and fridge / freezer, with a window to the rear and door to the rear porch/utility having plumbing for a washing machine.

### Bedroom Two

Accessed from the entrance hallway bedroom two is a double bedroom with window out to the front and door to a possible dressing room / home office.

### Dressing Room / Home Office

A useful additional room accessed both from bedroom two and the rear hallway with a window to the side and door to the first of two shower rooms.

### Shower Room

Fitted with a modern suite that comprises of a walk in shower cubical, wash basin and toilet. Door to the rear hallway.

## First Floor

### Landing

With velux window, access to roof space storage and with doors to two bedrooms and a shower room.

### Bedroom One

A generous double master bedroom with windows to the side and rear and glazed French doors out to a balcony that looks out over the rear gardens.

### Bedroom Three

To the front of the house with two velux windows and access to further loft space storage.

### Shower Room

Fitted suite including shower cubicle, wash basin and toilet, window to the side aspect.

## Outside

### Front Garden

There is a generously sized front garden setting the property well back from the road that offers a lawn area and ample gated driveway parking. Side access to the rear garden.

### Rear Garden

The large rear gardens feature an attractive patio area with flower and shrub beds directly outside the back doors. An arched gate leads from the patio to the main garden space, which includes generous lawns, a vegetable patch, a wooden storage shed, and access to a large garage/workshop that opens onto the road at the rear.

### Garage / Workshop

Located at the rear of the property and measuring over 19 ft in length with doors and access to the front and rear, power and light.



- Wonderful Three Bedroom Home
- Set In A Large Plot
- Popular Semi Rural Location
- Easy Access to Bristol
- Driveway Parking
- Garage / Work Shop

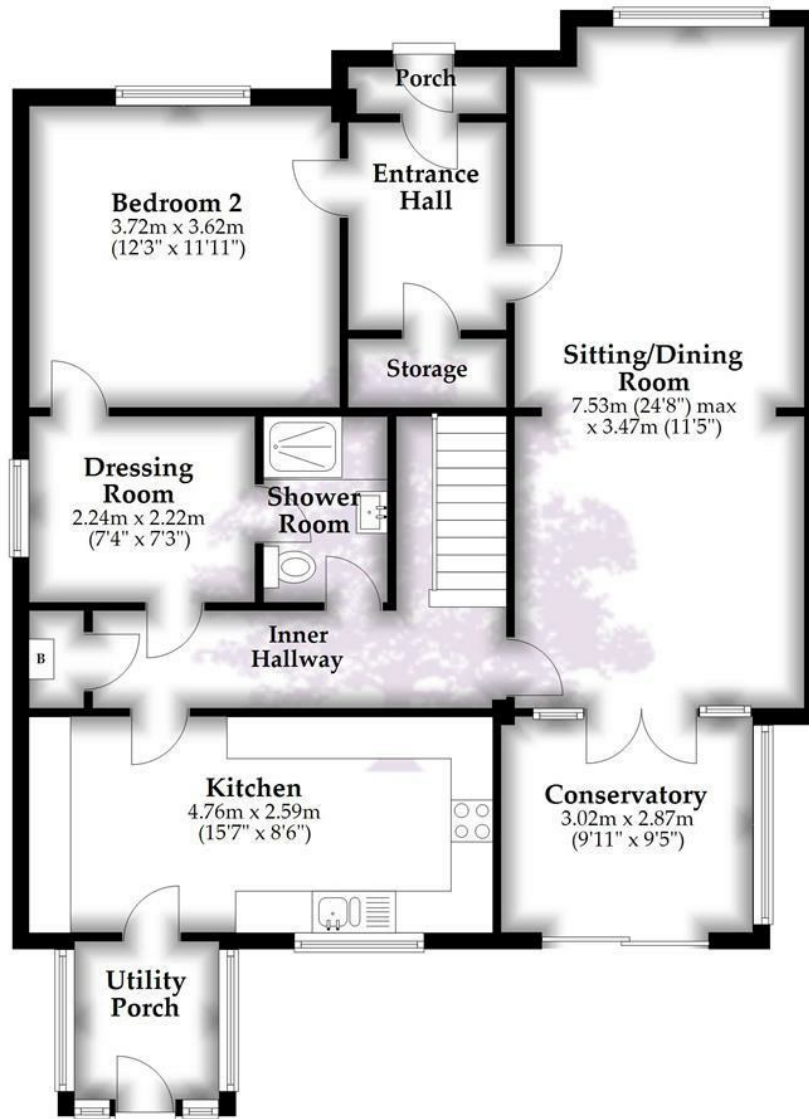




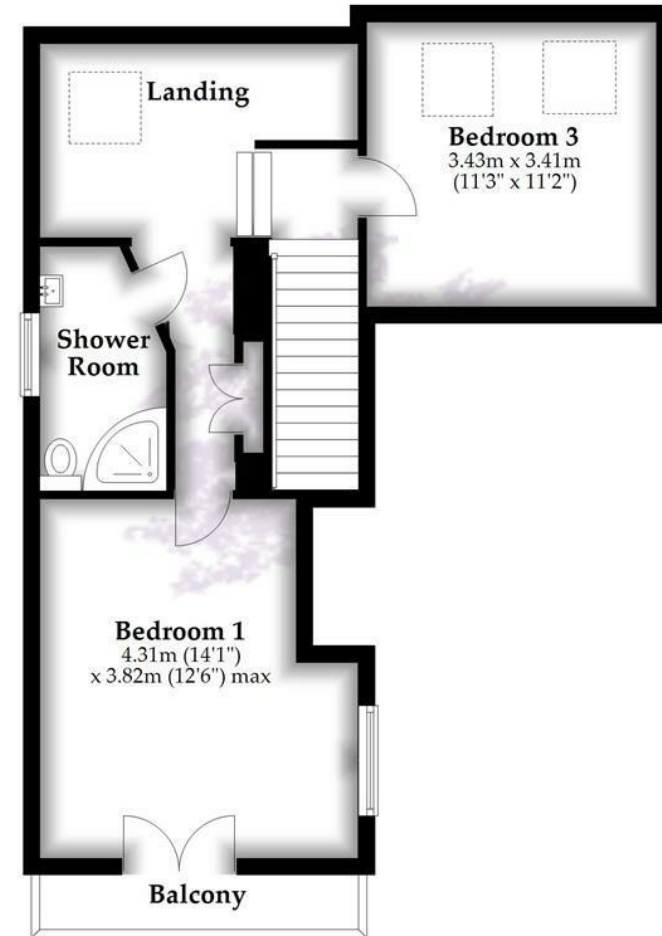
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## Ground Floor



## First Floor



Total area: approx. 145.2 sq. metres (1562.4 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

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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