



55 Weston Road, Failand, BS8 3UR

A well-presented home offering a fitted kitchen/breakfast room, dual-aspect living/dining room with feature fireplace, two bedrooms, family bathroom and a spacious top-floor loft room.

Externally, the property benefits from a westerly-facing garden and off-road parking. Located in the sought-after village of Failand with excellent access to Bristol and local amenities.

- End Of Terrace Cottage
- Two Double Bedrooms
- Additional Loft Room
- Well-Appointed Kitchen/Breakfast Room
- Enclosed Rear Garden
- Off-Road Parking
- Popular Local Amenities
- Excellent Access to Central Bristol

Upon entering the property, you are welcomed by an inviting entrance hall, providing access to the stairs leading to the first floor on the left, the kitchen/breakfast room straight ahead, and the living/dining room to the right.

The well-appointed kitchen/breakfast room features a range of green floor and wall units, a fitted fridge/freezer, ample worktop space and room for a small dining table. The dual-aspect living/dining room offers a comfortable and versatile space for both relaxing and entertaining, complemented by a feature fireplace.

Stairs rise to the first-floor landing, which is light and airy and provides access to two bedrooms and the family bathroom. Both bedrooms benefit from dual-aspect windows, allowing plenty of natural light, with the principal bedroom positioned to the front of the property and the second bedroom to the rear. The bathroom is fitted with a white suite, comprising a bath, wash basin and WC, along with built-in blue storage cabinets.

From the first floor, stairs continue to the top-floor loft room, a spacious area extending across

the full footprint of the property and benefiting from Velux windows, allowing an abundance of natural light.

Garden

The property enjoys a westerly-facing, enclosed rear garden, accessed directly from both the kitchen and living room. The garden features a raised decked terrace, a lawned area, and includes a greenhouse along with raised vegetable beds, creating an ideal space for outdoor living and gardening.

Driveway

The property benefits from off road parking for one vehicle.

Location

Failand is a highly sought-after commuter village, offering excellent access to central Bristol by both car and public transport, with a bus stop within easy walking distance. Local amenities include a popular farm shop and café, as well as a well-regarded village pub, providing a welcoming social hub for the local community.

Agent Notes

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 11 miles, Bristol Temple Meads 7 miles, Bristol Airport 7 miles (distances approximate)

Tenure: Freehold

Council Tax Band: C

All viewings strictly by appointment with the agent
Goodman & Lilley - 01275 430440

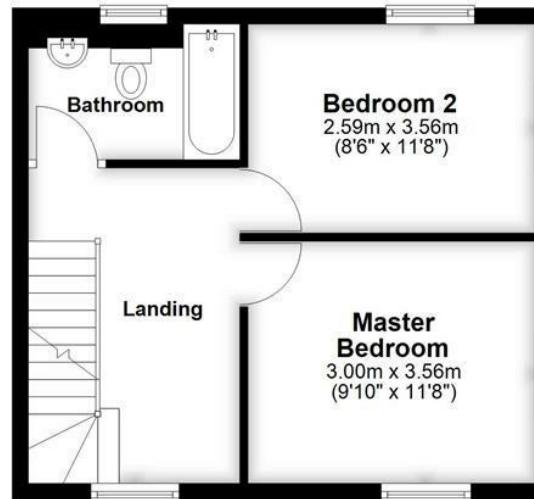
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



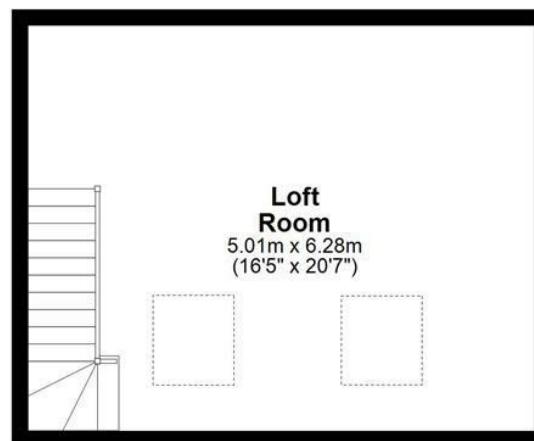
Ground Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Second Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



Total area: approx. 109.9 sq. metres (1183.0 sq. feet)