



15 Weston Road, Bristol, Somerset BS8 3UR

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A delightfully presented 3 bedroom detached property, set within beautiful landscaped gardens, and benefiting from an integral double garage and gated off-street parking. Built in 1971, the generously proportioned living space (2,049 sq. ft) offers a noticeably light and airy feeling and has been modernized in recent years to include quality UPVC double glazed windows throughout.



3



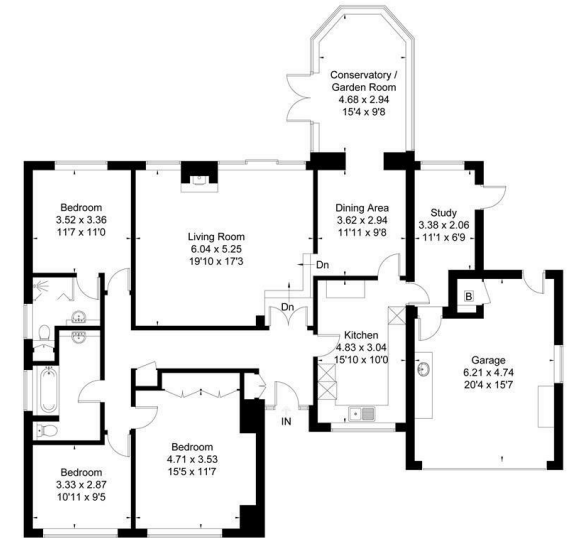
3



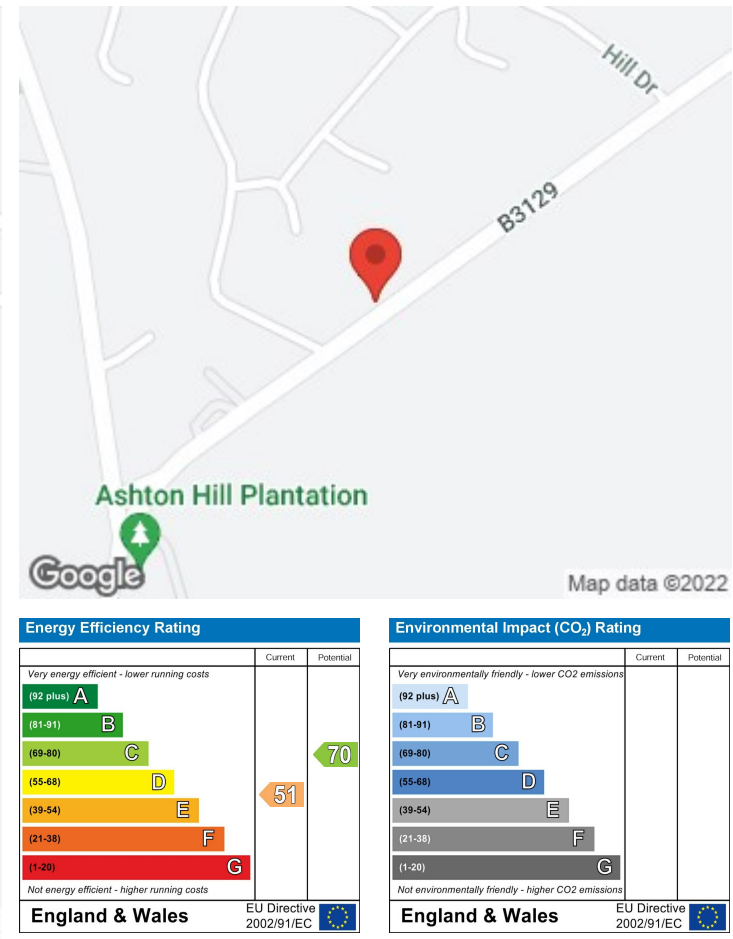
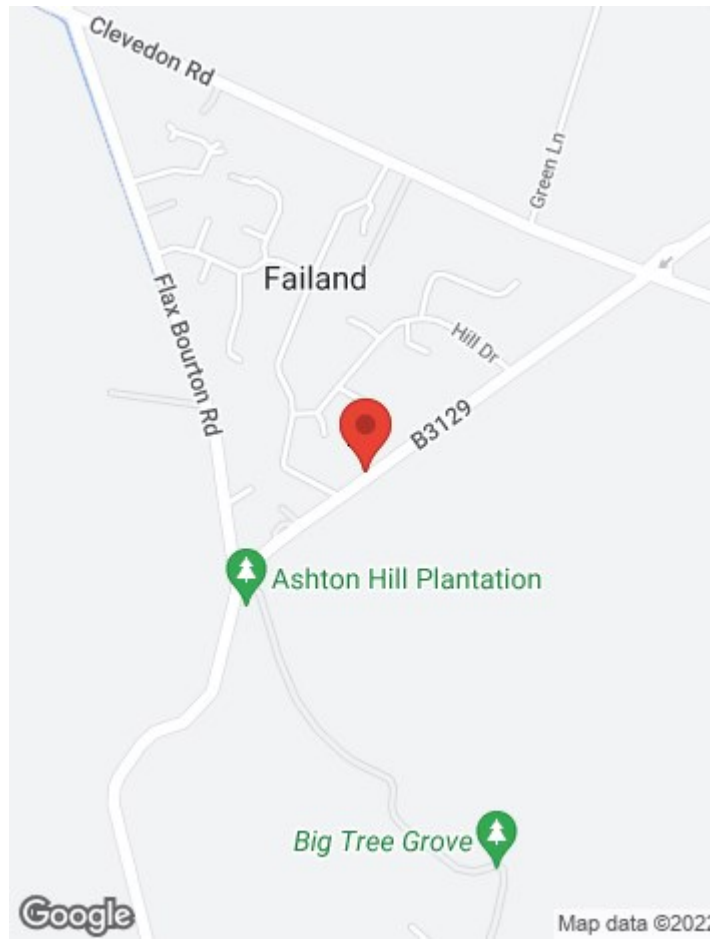
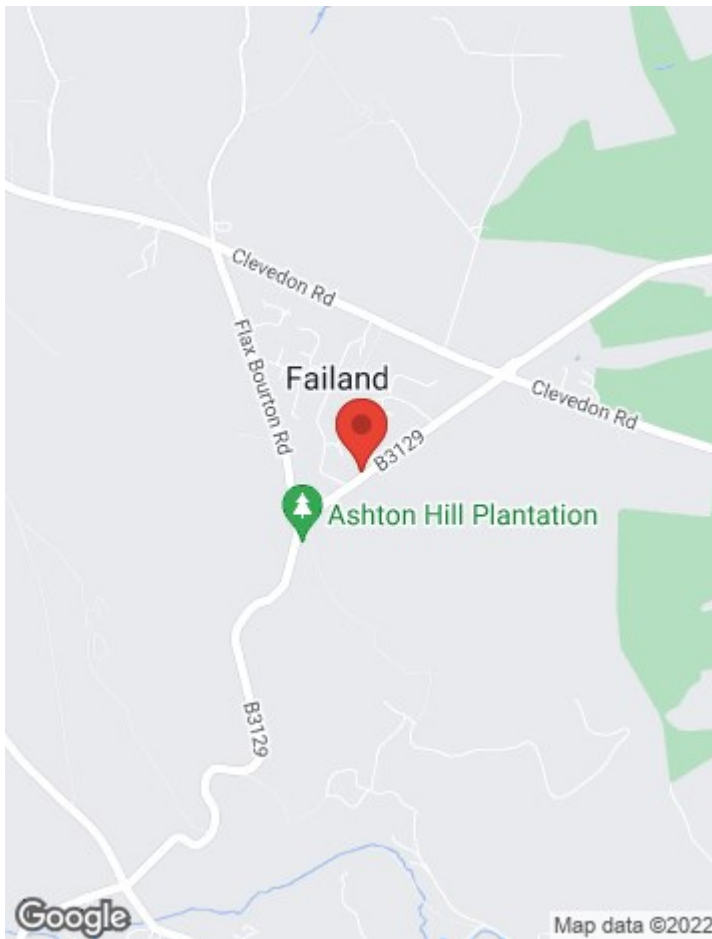
2



Approximate Area = 190.4 sq m / 2049 sq ft and Garage
Including Limited Use Area (0.6 sq m / 6 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 297222



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		
	51	70
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	

OTHER INFORMATION



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IMPORTANT NOTE

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