



52 Flax Bourton Road, Bristol, BS8 3UN

www.hydes.co.uk



52 Flax Bourton Road, Bristol, BS8 3UN

A detached four/five-bedroom house in the popular village of Failand measuring some 2,600 square feet in size and occupying a plot approaching quarter of an acre. The property enjoys a stunning open outlook across open farmland opposite yet is only moments from Clifton Village across the world-famous Clifton Suspension Bridge.



5



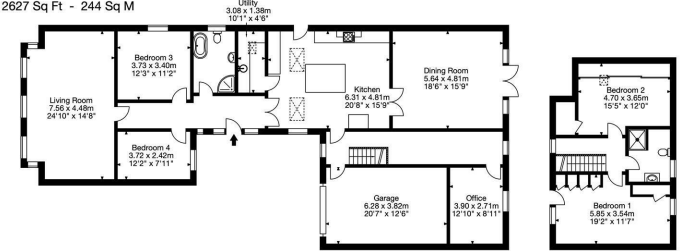
3



2



52 Flax Bourton Road,
 Falland,
 Bristol BS8 3UN
 Main House
 2368 Sq Ft - 220 Sq M
 Garage
 259 Sq Ft - 24 Sq M
 Total Area
 2627 Sq Ft - 244 Sq M



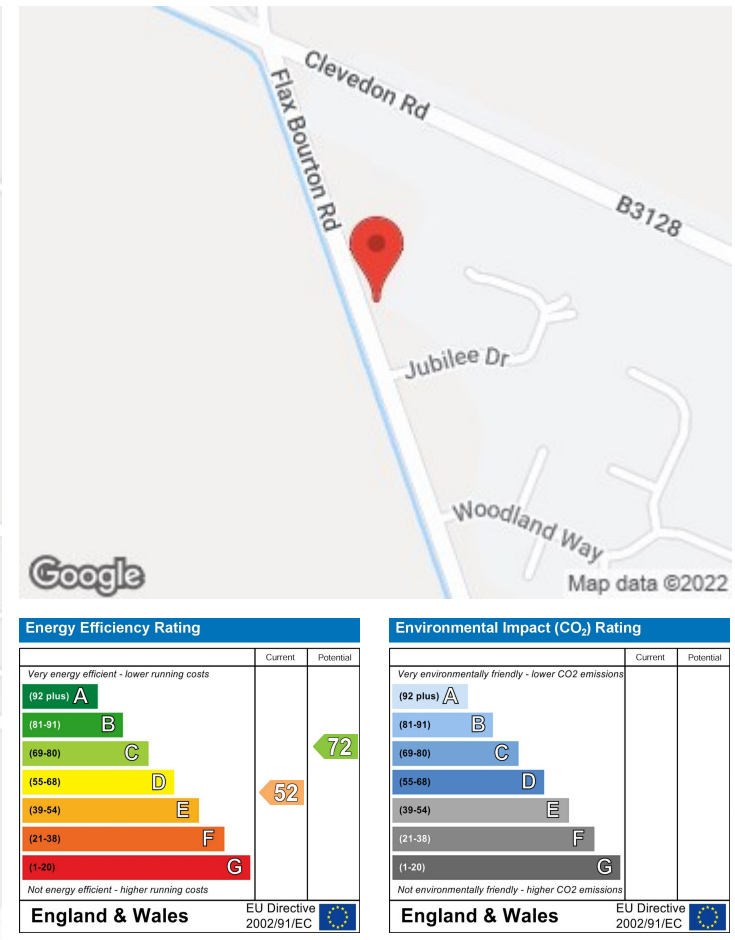
Ground Floor

First Floor

Copyright Property Photography 2008. Drawn by PMLL graphics.
 All Measurements are approximate and should not be taken as an indication of fact.
 Plans are for information purposes only. Not valid for contracts.

Capture.





OTHER INFORMATION



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.