



41 Weston Road, Bristol, BS8 3UR

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41 Weston Road, Bristol, BS8 3UR

OFFERS INVITED BETWEEN £995,000 AND £1,100,000 - A stunning four to five bedroom detached family house, sitting in a generous plot, within the popular and conveniently located village of Failand.



4



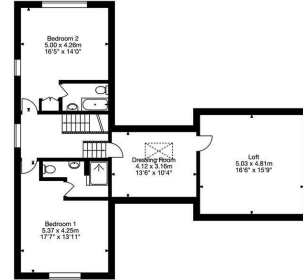
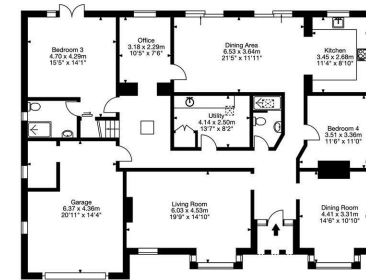
2



4



41 Weston Road, Falland,
Bristol, BS8 3UR
Main House
2707 Sq Ft - 251 Sq M
Garage
312 Sq Ft - 29 Sq M
Total Area
3019 Sq Ft - 280 Sq M

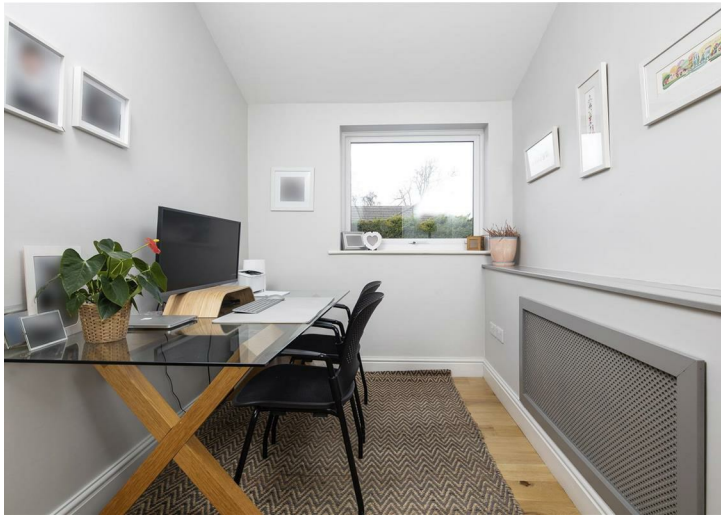


Ground Floor

First Floor

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Capture.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		51	
		72	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

OTHER INFORMATION



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