



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.



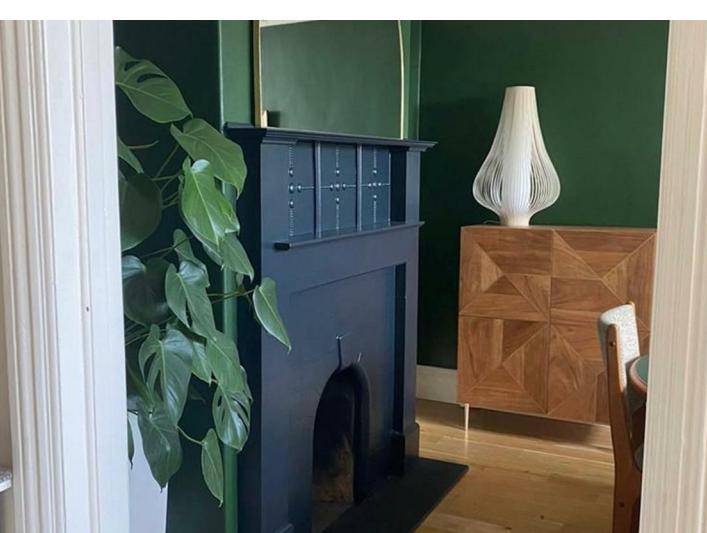
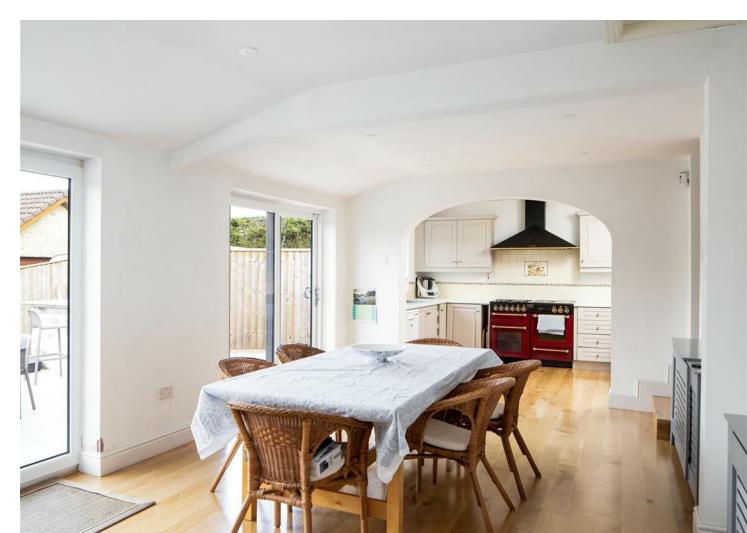
4



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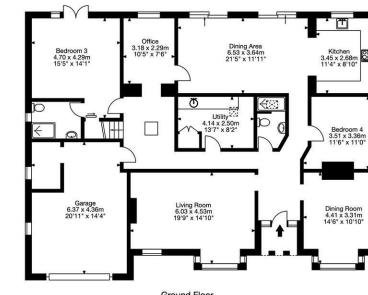


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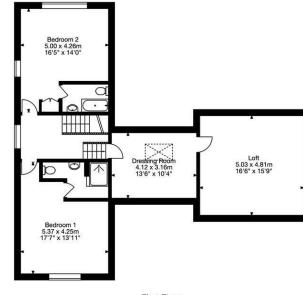


41 Weston Road, Fallside,  
Bristol, BS9 3JR

2707 Sq Ft - 251 Sq M  
Garage  
312 Sq Ft - 29 Sq M  
Total Area  
3019 Sq Ft - 280 Sq M



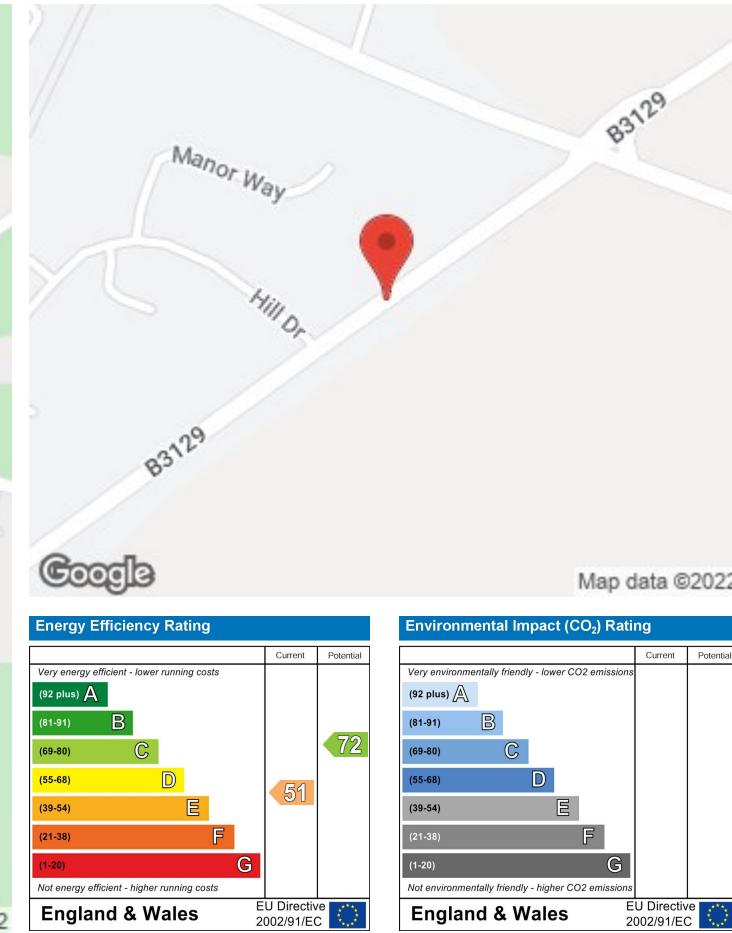
Ground Floor



First Floor

Capture.





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## OTHER INFORMATION



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