



41 Weston Road, Bristol, BS8 3UR

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## 41 Weston Road, Bristol, BS8 3UR

BEST AND FINAL OFFERS ARE INVITED BY 10.30AM ON FRIDAY 21ST JANUARY - PLEASE CONTACT THE OFFICE FOR ANY FURTHER INFORMATION REQUIRED.

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



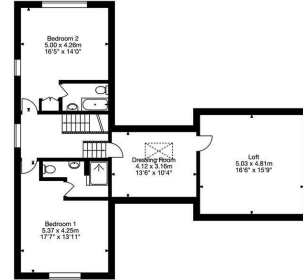
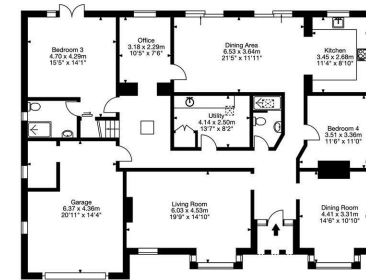
2



4



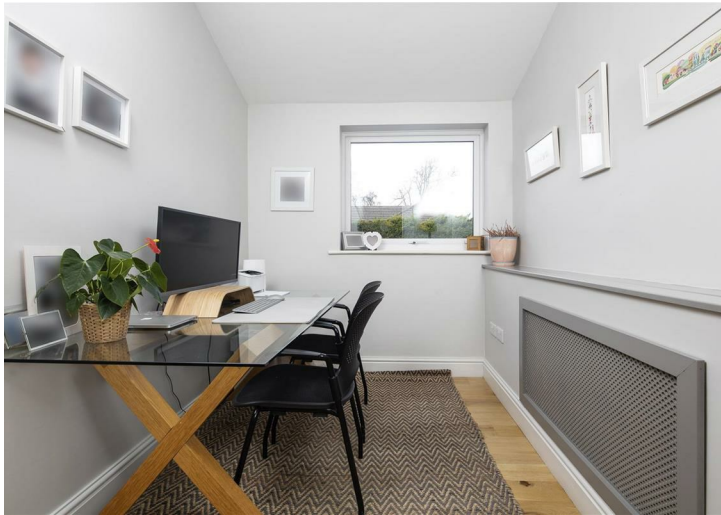
41 Weston Road, Falland,  
Bristol, BS8 3UR  
Main House  
2707 Sq Ft - 251 Sq M  
Garage  
312 Sq Ft - 29 Sq M  
Total Area  
3019 Sq Ft - 280 Sq M



Ground Floor

First Floor

**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			
		51	72
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**



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

**IMPORTANT NOTE**

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