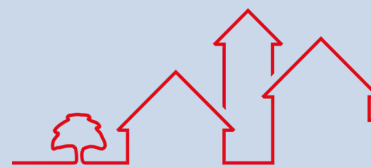




**26 Mariners Drive, Backwell**

Guide Price **£599,000**



**Parker's**

Estate Agents & Property Lettings



## 26 Mariners Drive

Backwell, Bristol

Very well presented 3/4 Bedroom home set in a generous corner plot, plenty of parking, close to local schools, transport links and shops.

- No onward chain
- Versatile link detached home in Backwell, light and airy
- Ground floor study/office or bedroom 4
- Ground floor shower room and first floor bathroom
- 3 double bedrooms upstairs
- Gas central heating throughout and UPVC double glazing
- Garage parking
- Generous gardens
- Solar panels - generous feed in & out tariff information on request
- Recently rewired and redecorated throughout

## 26 Mariners Drive

Backwell, Bristol

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



### Entrance Hall

### Shower Room

### Study/Bedroom 4

10' 2" x 10' 2" (3.10m x 3.10m)

Radiator.

### Lounge/Dining Room

24' 2" x 14' 11" (7.37m x 4.55m)

### Kitchen

13' 2" x 24' 2" (4.01m x 7.36m)

### Conservatory

12' 10" x 10' 8" (3.91m x 3.25m)

### First Floor Landing

### Bedroom 1

13' 0" x 11' 1" (3.96m x 3.38m)

### Bedroom 2

13' 2" x 11' 7" (4.01m x 3.53m)

### Bedroom 3

11' 1" x 9' 11" (3.38m x 3.02m)

### Bathroom

### Solar Panels

The solar panels were installed on 9th May 2011 with an installed capacity of 3.9 kW. Feed-in tariffs are payable on electricity generated for 25 years from the date of installation and based on the last payment received on 16th March 2022, 56.03p per unit is being paid. Electricity generated can be used in the house and any leftover is exported for 3.95p per unit currently.





### **Front Garden**

Access through a 5 bar gate on to tarmac driveway. Laid to lawn, paved path to front door.

### **Rear Garden**

Laid mainly to lawn with raised vegetable beds, Patio, fenced and enclosed. Shrubs and plants.

### **Garage**

#### **Single Garage**

Up and over door, light and power. Door to front, Side door to rear gardens, Two storage areas.

### **Off Road**

Tarmac driveway with parking for 2/3 vehicles





### Ground Floor

Approx. 96.2 sq. metres (1035.3 sq. feet)



### First Floor

Approx. 59.2 sq. metres (636.7 sq. feet)



Total area: approx. 155.3 sq. metres (1672.0 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.



## Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • [sales@parkers-ea.co.uk](mailto:sales@parkers-ea.co.uk) • [www.parkers-ea.co.uk/](http://www.parkers-ea.co.uk/)

