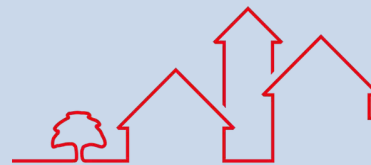




14 The Crescent, Backwell

Guide Price **£595,000**



Parker's

Estate Agents & Property Lettings



14 The Crescent

Backwell, Bristol

A fantastic example of a 1950's extended semi-detached 3 bedroom family home in the heart of Backwell village. Providing good sized living accommodation with garage and large westerly facing garden, this home will be a popular property for a variety of purchasers. Level walk to all local amenities and schools as well as the mainline train station.

I4 The Crescent

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: D

EPC Environmental Impact Rating: E



Entrance Porch

7' 10" x 2' 6" (2.39m x 0.76m)

Hallway

11' 2" x 8' 8" (3.40m x 2.64m)

Lounge

13' 4" x 12' 6" (4.06m x 3.81m)

Family room

11' 11" x 11' 5" (3.63m x 3.48m)

Dining Room

11' 3" x 11' 2" (3.43m x 3.40m)

Kitchen

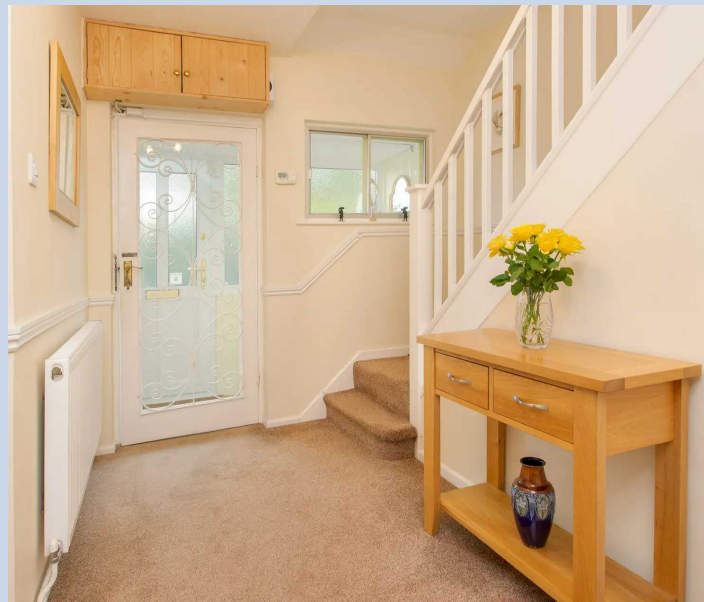
15' 3" x 10' 9" (4.65m x 3.28m)

Boot room

Utility Room

9' 3" x 4' 3" (2.82m x 1.30m)

Cloakroom



First Floor Landing

Bedroom 1

13' 5" x 13' 5" (4.09m x 4.09m)

Bedroom 2

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom 3

10' 9" x 7' 7" (3.28m x 2.31m)

Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)





REAR GARDEN

Lovely mature westerly facing rear garden, mainly laid to lawn with shrubs and trees, large patio, two timber sheds, small wildlife pond.

FRONT GARDEN

Tarmac driveway for 3 cars, enclosed by mature hedges.

Garage

Single Garage

On Drive

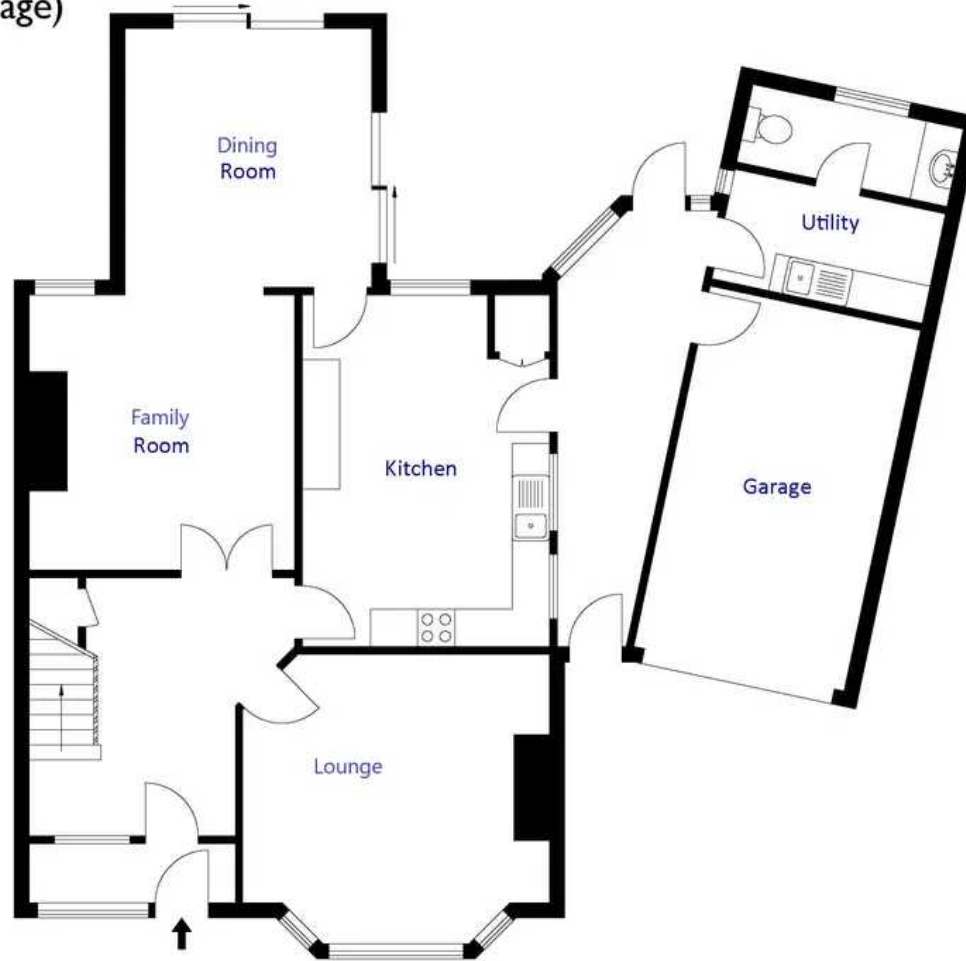
Tarmac driveway for 3 cars, enclosed by mature hedges.





I4 The Crescent, Backwell

Approx. Gross Internal Area
1623.6 Sq.Ft - 150.8 Sq.M
(Total area includes garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Parker's Estate Agents

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

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

