



**6A Farleigh Road  
Backwell, BS48 3PA**

**Robin King** | Estate Agents



## 6A FARLEIGH ROAD, BACKWELL, BS48 3PA

A wonderful detached 3 double bedroom property situated in the popular village of Backwell.

**3 Double Bedrooms • Driveway Parking For 4 Cars • En-Suite To Principal Bedroom • Countryside Views • In Catchment For Highly Regarded Backwell Schools • Mainline Railway Station Within 1.7 Miles – Temple Meads From 9 Mins, Paddington From 104 Mins • Bristol Airport 4.7 Miles • Access To M5 Within 5.7 Miles At Jct 20 Clevedon • All Distances Are Approx •**

As you arrive, you'll appreciate the convenience of a spacious driveway with ample parking for multiple vehicles. There is side access to the property into both the garden and kitchen areas.

Stepping into the home, you're greeted by a generous hallway that exudes warmth and charm. On your left, you'll find access to the well-maintained garage. Additionally, there is a downstairs cloakroom and understairs storage cupboard. The main hallway leads to a bright and airy lounge. The presence of an electric fire adds both warmth and ambiance to the space.

This space seamlessly flows into the dining area and through to the kitchen, which boasts modern amenities such as a breakfast bar, built-in double rangemaster oven, and an integrated hob. Ample room is provided for an American fridge freezer and a washing machine, catering to your daily needs.

The lounge diner features two sets of sliding doors that provide easy access to the conservatory, making it an ideal setting for gatherings and relaxation. Stepping outside is the enchanting garden, carefully landscaped and laid to lawn. A greenhouse and shed equipped with electricity provide further flexibility, making it an ideal space for gardening or leisure activities.

Upstairs, the property continues to impress. A generously proportioned landing, graced with two Velux windows leads to the principal bedroom, located at the rear, treating you to breathtaking countryside views. An ensuite shower room complements the comfort of this principal suite, while built-in wardrobes and drawers offer an abundance of storage. Mirrored sliding wardrobes with access to eaves storage further enhance functionality.







The second bedroom, a spacious double overlooks the front of the property. Adjacent to it is the third double bedroom, offering versatility for your needs. The modern family bathroom is a haven of relaxation, complete with both a shower and a bath, and complemented by a heated towel radiator. An airing cupboard and a partially boarded loft contribute to the home's practicality.

**Location** Backwell village offers an excellent range of facilities which include a leisure centre, primary and secondary schools, a mainline railway station for services to Bristol and beyond and there is a bus station service to Bristol, Weston-super-Mare and Nailsea. The local shops include general stores, supermarket, and post office, as well as local doctors and dentist surgery in addition to a village chemist. More comprehensive facilities are available in the nearby town of Nailsea.



**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

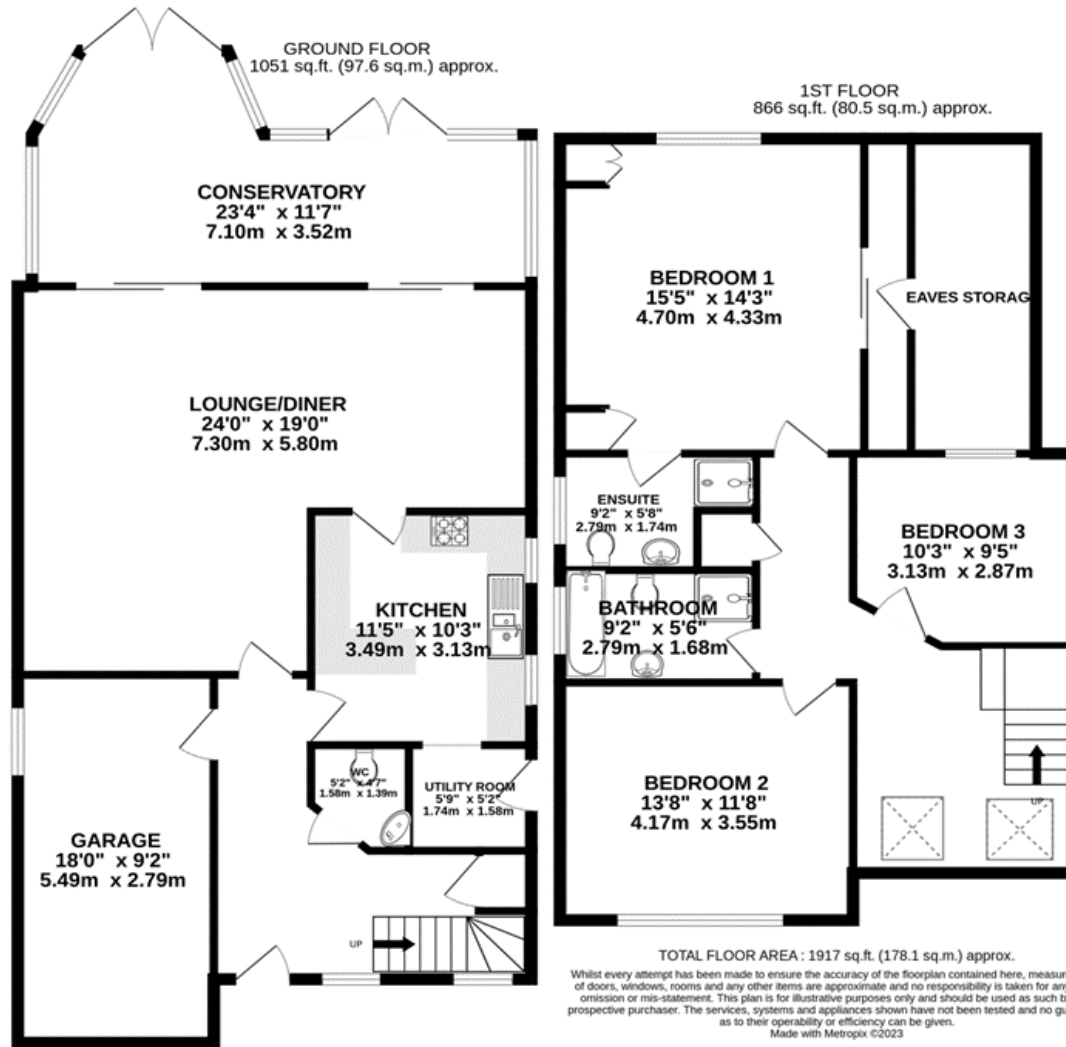


**DIRECTIONS** – From Robin King Estate Agents, head northeast on Broad St toward High St/B3133. Turn left onto High St/B3133 and turn right onto Bristol Rd/A370. Continue to follow A370 for approx. 4.5mi. 6A Farleigh Road will be on the right hand side.

**SERVICES** – All mains services

**EPC RATING** - D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND E** £2501.77 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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