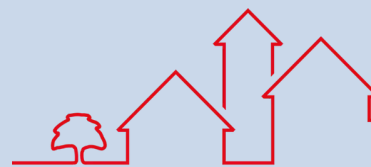




**FFF 4 Summerlands, Backwell**

**£750 PCM**



**Parker's**

Estate Agents & Property Lettings



## FFF 4 Summerlands

Backwell, Bristol

Well presented first floor flat with views over Backwell woods. Private Courtyard garden and one parking space. Over 55's Only

- First Floor 1 Bedroom Flat
- Light & Spacious Lounge with views over Backwell Hill
- Enclosed Courtyard Garden
- Parking for One Car

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. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.



### **Main Entrance**

The property is entered through a shared entrance reception area shared with the downstairs flat with stairs up to the front door.

### **Entrance Hall**

Hardwood and glazed door leads to the private entrance hall with a useful coat cupboard with hanging and shelving space for storage.

### **Lounge & Dining Room**

13' 10" x 15' 2" (4.21m x 4.62m)

A spacious lounge with night storage heater and a feature fireplace with electric fire and lovely views towards Backwell Hill.

### **Kitchen**

10' 11" x 6' 2" (3.32m x 1.88m)

Range of cream and wood fronted base units and matching wall units, worktops with inset stainless steel sink and drainer, ceramic hob with single electric oven under. There is space for a fridge/freezer and plumbing for a washing machine. Electric wall heater. Views of Backwell Hill from the window.

### **Bedroom**

12' 9" x 9' 7" (3.88m x 2.92m)

Double bedroom with night storage heater and airing cupboard housing the hot water cylinder.

### **Bathroom**

Spacious bathroom with a white suite comprising of panelled bath with electric shower over, shower screen, vanity basin with cupboards under and toilet. Fully tiled walls and vinyl flooring.





### **Garden**

Private paved walled courtyard garden with flower borders accessed through a side gate.

### **Off Road**

One Parking Space

There is off road parking for one car to the right of the property.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



## Parker's Estate Agents

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