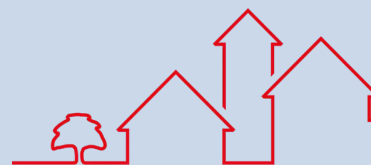




32 Waverley Road, Backwell

£1,550 PCM



Parker's

Estate Agents & Property Lettings



32 Waverley Road

, Backwell

3 bedroom family home with flexible living accommodation designed perfectly for family life. Conveniently located in the village of Backwell, close to all local amenities, schools and the mainline train station with off street parking and a low maintenance garden make for the ideal family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Open Plan Kitchen Diner
- Spacious Accomodation
- 3 Double Bedrooms
- Off Street Parking

32 Waverley Road

Backwell

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

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Entrance Hallway

6' 6" x 6' 5" (1.98m x 1.96m)

Entry via a UPVC and obscure double glazed front door. Wood effect laminate flooring. Timber and glazed door to lounge.

Cloakroom

Fitted with a white suite comprising low level WC and pedestal wash hand basin. Wood effect laminate flooring.

Lounge

15' 10" x 15' 0" (4.83m x 4.57m)

Full height UPVC double glazed picture window to front elevation. Wood effect laminate flooring. Gas fire. Radiator. Stairs to first floor. Open to dining area.

Dining Area

10' 5" x 8' 1" (3.18m x 2.46m)

Wood effect laminate flooring. Timber and glazed doors to kitchen/dining/family room.

Kitchen/Family Room

15' 3" x 10' 5" (4.65m x 3.18m)

Fitted with a range of solid wall and base units with granite effect roll-edge laminate worktops over. Inset composite 1 1/2 bowl sink with drainer and chrome mixer tap. Integrated fridge/freezer, oven and washing machine. Induction hob with stainless steel extractor hood. Travertine brick-effect tiled splashbacks. UPVC double glazed window and patio doors to rear elevation overlooking garden. Radiator. Wood effect laminate flooring.

Dining Space

11' 0" x 7' 6" (3.35m x 2.29m)

Wood effect laminate flooring. Double doors to lounge/Diner





Bedroom 1

15' 10" x 10' 1" (4.83m x 3.07m)

UPVC double glazed window to front elevation. Fitted mirror fronted wardrobes. 2 x radiators.

Bedroom 2

10' 10" x 9' 1" (3.30m x 2.77m)

UPVC double glazed window to rear elevation. Fitted wardrobe. Radiator.

Bedroom 3

11' 5" x 6' 11" (3.48m x 2.11m)

Ground Floor Bedroom with UPVC double glazed window to side elevation. Wood effect laminate flooring. Radiator.

Bathroom

15' 10" x 10' 1" (4.83m x 3.07m)

Fitted with a white suite comprising paneled bath, pedestal wash hand basin and low level WC. Electric shower. UPVC obscure double glazed window to rear elevation. Part tiled walls. Wood effect laminate flooring. Chrome ladder towel rail.

Storage Room

8' 0" x 4' 2" (2.44m x 1.27m)

Up and over door. Power and light.

Rear Garden

A low maintenance space mainly laid to patio with mature shrub borders.

Front Garden

Driveway with off-street parking. Lawned area.

On Driveway

1 Parking Space



Front Garden

Driveway with off-street parking. Lawned area.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	7	2
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
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