



8 Summerlands
Backwell, North Somerset, BS48 3NZ

Robin King | Estate
Agents

8 SUMMERLANDS, BACKWELL, NORTH SOMERSET, BS48 3NZ

A superbly renovated semi-detached 1/2 bedroom retirement bungalow for over 60's set in the sought after village of Backwell.

APPROX. 606 SQ. FT ACCOMMODATION • OVER 60'S RETIREMENT BUNGALOW • 1/2 BEDROOMS • CONSERVATORY • GARDEN • ON A NO-THROUGH ROAD IN A QUIET RESIDENTIAL LOCATION • POPULAR VILLAGE WITH GOOD AMENITIES • BACKWELL & NAILSEA STATION WITHIN 1.3 MILES FOR REGULAR MAINLINE SERVICES TO BRISTOL AND BEYOND (DIRECT SERVICES TO PADDINGTON FROM 110 MINS) • BRISTOL AIRPORT 5.5 MILES / BRISTOL CITY CENTRE 9 MILES / JCT 20 M5 WITHIN 6.5 MILES (ALL DISTANCES APPROX.) • NO ONWARD CHAIN

Situated within an exclusive development for over 60's in the sought after village of Backwell this bungalow offers flexible accommodation and combines easy, level, access to local Backwell amenities with the seclusion of a quiet cul-de-sac. In 2019 it underwent a comprehensive renovation, making it immediately welcoming for its next owner. It has brand-new carpets and flooring throughout, freshly installed windows at the rear, a modern kitchen, and a smart new bathroom. Additionally, the home has been upgraded with newly installed gas central heating and the charming addition of a conservatory, enhancing both its comfort and appeal.

On entering, you are welcomed into the entrance hall with to the right the sitting room with an electric fireplace as the focal point. From here is access to the kitchen with cream wall and base units, an integrated oven and fridge/freezer and space for a washing machine.

Back into the hallway, to your left is the principal bedroom which overlooks the attractive low maintenance garden and has Sharps fitted wardrobes offering ample storage. To the end of the hallway is the recently installed bathroom with a 3-piece suite offering a shower with shower seat, raised pedestal toilet and heated towel rail. To the rear of the property is the dining room (or bedroom 2 if required) which flows into the conservatory; thanks to the gardens southwest facing orientation it provides a great place to enjoy the evening sun.





Outside – The courtyard garden is low maintenance with planted borders and ample space for the addition of pots or additional planted areas should a keen gardener wish to do so. There is a gate offering access to the front of the property which has mature shrubs in the front garden and a level sloped access to the road.

Location - Backwell village offers an excellent range of facilities which include a sports centre and a recreation ground. Local shops include general stores, takeaways, pharmacy, doctor's surgery and a post office, with more comprehensive facilities in the nearby town of Nailsea. Backwell and Nailsea station is within 1.2 miles for mainline services to Bristol and beyond and there are also regular bus services to Bristol (approx. 9 miles), Weston-super-Mare (approx. 12 miles) and Nailsea. Bristol Airport is within 5.5 miles and access to the M5 some 6.5 miles distant. Nearby Backwell Lake is a wonderful nature reserve, and there are superb walks nearby along public footpaths, and further afield in the Mendips.

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

SERVICES – All Mains Services

EPC RATING – TBC

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

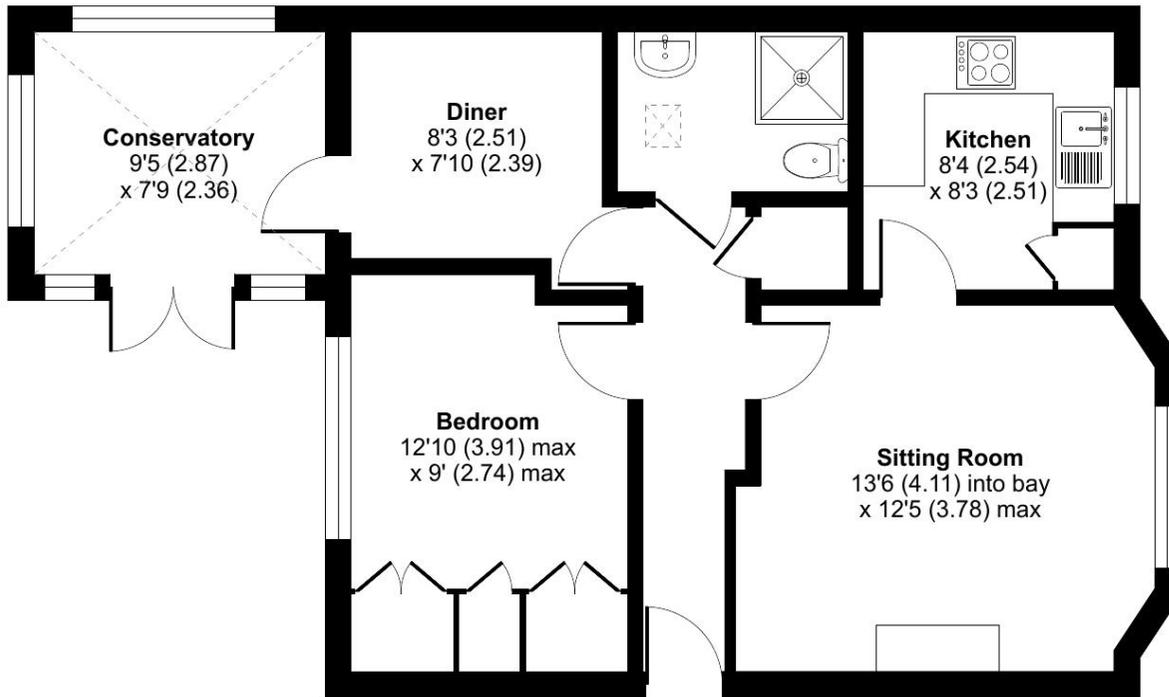
COUNCIL TAX BAND C £1934.34 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Please note there is a £70 per year maintenance charge for communal areas at this property.

Summerlands, Backwell, Bristol, BS48

Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



GROUND FLOOR

**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**