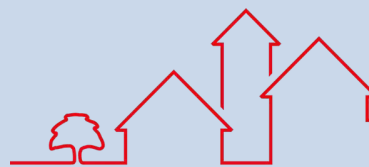




**55 West Town Road, Backwell**

Guide Price **£525,000**



**Parker's**

Estate Agents & Property Lettings



## 55 West Town Road

Backwell, Bristol

### **A Three-Bedroom Detached Bungalow with Picturesque Park Views**

This delightful 3-bedroom bungalow is situated in a desirable central village location boasting easy access to Backwell recreational grounds. Upon entering the home, you are greeted by a porch, ideal for coats and shoes, and a spacious hallway that sets the tone for the rest of the property.

The bungalow's well-proportioned layout seamlessly flows into a spacious lounge with French doors leading to the garden, ensuring an open and fluid design. To the rear of the lounge is a kitchen that connects to a further side hallway spanning the length of the property, providing access to the front, rear, and garage. There are three generously sized double bedrooms. The principal bedroom benefits from an en-suite bathroom, offering an ideal retreat for the homeowner. Additionally, there is a well-appointed family bathroom serving the other bedrooms.

With a south-easterly facing rear garden, residents can enjoy the benefits of natural light and a tranquil outdoor space. Furthermore, the property features a single garage and a driveway capable of accommodating parking for up to three cars, ensuring convenience and practicality for the homeowner and their guests.

# 55 West Town Road

Backwell, Bristol

Though this home requires some decorative modernisation, its potential shines through as a canvas waiting to be personalised and transformed. With vision and creative flair, the bungalow holds the promise of becoming a stunning home that reflects the unique personality of its owners.

In conclusion, this beautifully positioned property offers a rare chance to acquire a home in a highly sought-after village location with recreational grounds, a bowling alley, and a tennis club on your doorstep. With its spacious interior, delightful garden, and convenient amenities, this bungalow presents an opportunity to create a cherished living space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



**Entrance Porch**

6' 11" x 6' 7" (2.10m x 2.00m)

**Hallway**

**Kitchen/Breakfast Room**

8' 10" x 13' 1" (2.70m x 4.00m)

**Passageway to Garage**

29' 6" x 3' 11" (9.00m x 1.20m)

**Lounge/Diner**

24' 11" x 12' 6" (7.60m x 3.80m)

**Bedroom 1**

11' 6" x 11' 2" (3.50m x 3.40m)

**En-Suite**

6' 11" x 5' 11" (2.10m x 1.80m)

**Bedroom 2**

11' 10" x 9' 6" (3.60m x 2.90m)

**Bedroom 3**

9' 10" x 9' 6" (3.00m x 2.90m)

**Bathroom**

7' 3" x 6' 3" (2.20m x 1.90m)





## REAR GARDEN

Garage

Single Garage

Off street

3 Parking Spaces

## Backwell:

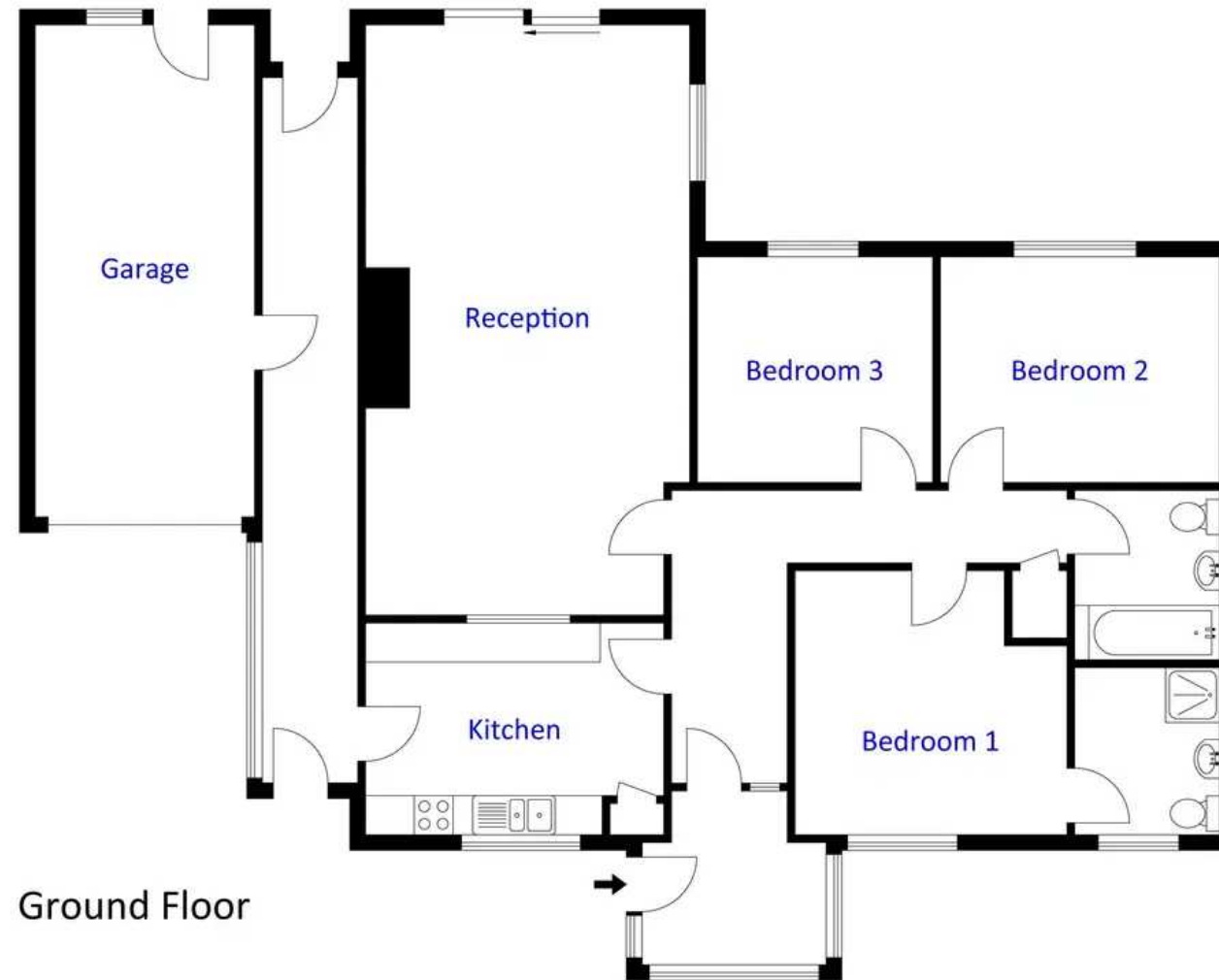
Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.





# 55 West Town Road, Backwell

Approx. Gross Internal Area  
1369.90 Sq.Ft - 127.30 Sq.M  
(Total Area Includes Garage)



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

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