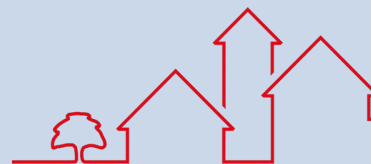




19 Westfield Road, Backwell

Guide Price **£300,000**



Parker's

Estate Agents & Property Lettings



19 Westfield Road

Backwell, Bristol

This 3-bedroom semi-detached home in the sought-after village of Backwell is ideal for first-time buyers, those looking to upsize or downsize, or anyone seeking a property to put their stamp on.

Upon entering, you are greeted by an entrance porch leading to a hallway with under-stair storage. The front of the house features a generously sized lounge, ideal for relaxing. To the rear, there is a spacious kitchen/diner with ample room for cooking, family meals, or enjoying a morning coffee. The ground floor also benefits from a convenient downstairs WC and access to a side porch, which is perfect for storing bikes, camping equipment or as a utility space – as used by the current owners.

Upstairs, the landing provides additional storage and leads to three bedrooms. Two of these are double bedrooms, while the third is a single bedroom. Completing the upstairs is a family bathroom.

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Externally, the property boasts a large front garden with a lawn, pond, and patio area. With the necessary planning permissions, there is potential to create a driveway. The rear garden is designed for low maintenance and features a patio area and a brick-built storage shed.

This wonderful home offers access to excellent schools, with easy connections to Bristol, Nailsea, and the surrounding countryside. Available with no onward chain, potentially speeding up the purchasing process.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



Porch

5' 11" x 2' 11" (1.80m x 0.90m)

Hall

Lounge

12' 2" x 12' 6" (3.70m x 3.80m)

Kitchen/Diner

15' 5" x 9' 10" (4.70m x 3.00m)

Wc

5' 7" x 3' 7" (1.70m x 1.10m)

Side Porch

13' 5" x 7' 10" (4.10m x 2.40m)

Landing

8' 2" x 5' 11" (2.50m x 1.80m)

Bedroom 1

10' 10" x 9' 10" (3.30m x 3.00m)

Bedroom 2

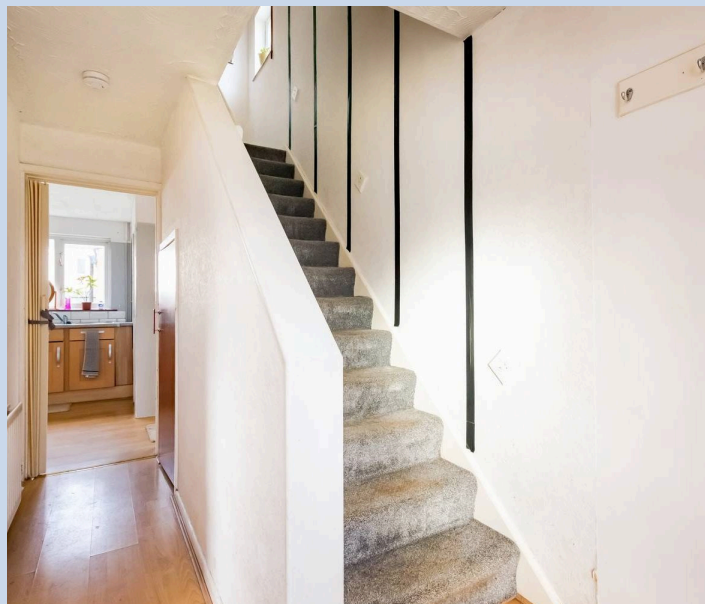
10' 10" x 8' 10" (3.30m x 2.70m)

Bedroom 3

7' 10" x 8' 10" (2.40m x 2.70m)

Bathroom

5' 7" x 7' 7" (1.70m x 2.30m)

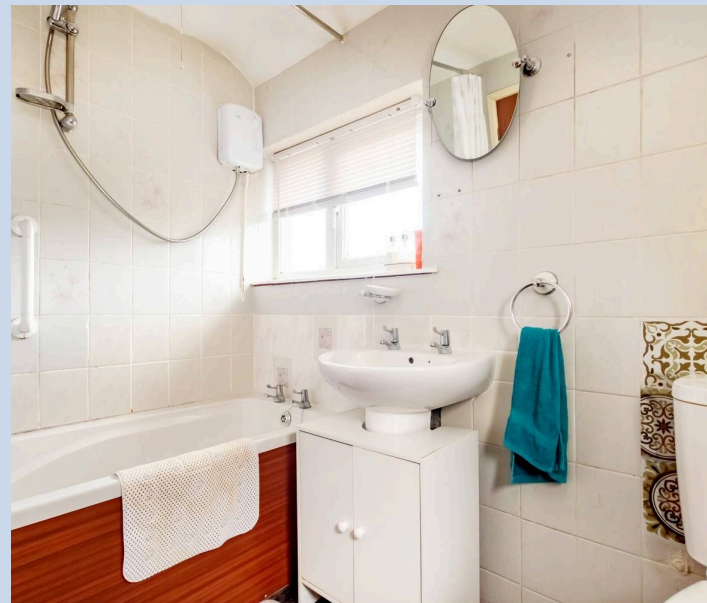




FRONT GARDEN

REAR GARDEN

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.

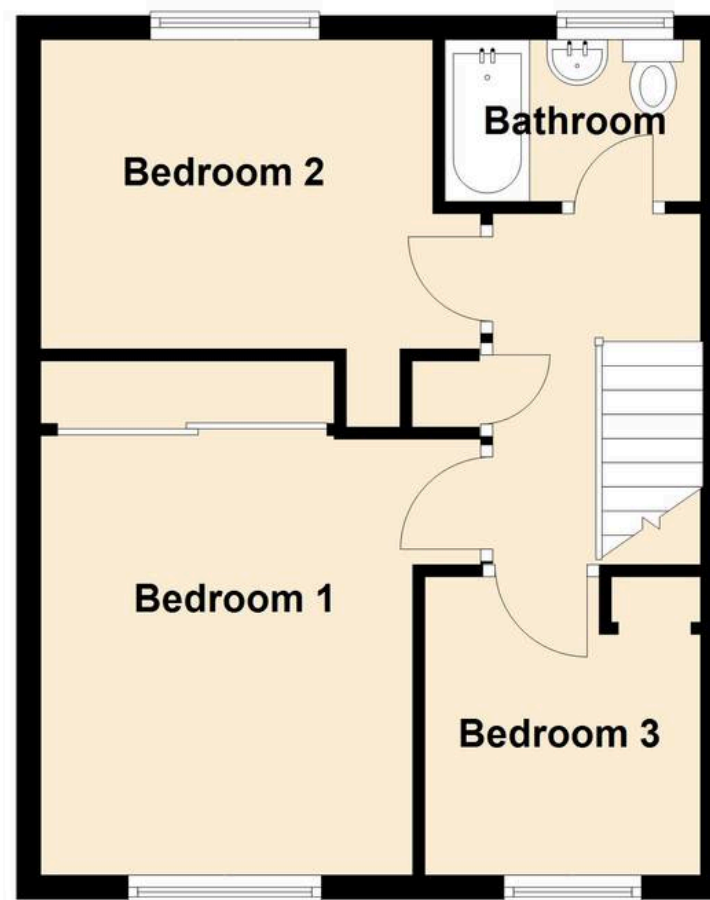




Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

