



128 Farleigh Road, Backwell
£390,000



Parker's

Estate Agents & Property Lettings



128 Farleigh Road

Backwell, Bristol

3-Bedroom Home with Versatile Loft Room and South-Facing Garden

Available with No Onward Chain

The entrance, accessed via steps from the pavement, leads into a hallway with original tiled flooring. The living room features a charming fireplace and large bay window, while the dining room offers views of the rear garden. A modern downstairs cloakroom is conveniently located off the hallway.

The kitchen is fitted with shaker-style units, a built-in gas hob, an electric oven, tiled splashbacks, and flooring. A door leads to the garden, and an additional room off the kitchen provides flexible space for use as a study, office, or snug.

Upstairs are three bedrooms, including two doubles, and a modern family shower room. Stairs lead to a versatile loft room, complete with a Velux window, eaves storage, and an en-suite shower room. (Note: Building regulations for this room have not been completed.)

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The south-facing garden features a patio area and steps up to a lawned space with fruit trees, including pear, apple, and cherry varieties. The property also benefits from side and rear access.

This home blends charming character with modern living spaces, offering plenty of potential for a variety of buyers.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Porch

4' 7" x 3' 3" (1.40m x 1.00m)

Lounge

11' 6" x 15' 9" (3.50m x 4.80m)

Hall

12' 2" x 2' 11" (3.70m x 0.90m)

Kitchen

9' 2" x 8' 2" (2.80m x 2.50m)

Dining Room

12' 2" x 9' 6" (3.70m x 2.90m)

Utility Room

8' 6" x 8' 2" (2.60m x 2.50m)

WC

6' 3" x 2' 4" (1.90m x 0.70m)

Landing

17' 5" x 2' 7" (5.30m x 0.80m)

Bedroom 2

11' 6" x 8' 10" (3.50m x 2.70m)

Bedroom 3

12' 2" x 9' 6" (3.70m x 2.90m)

Bedroom 4

8' 2" x 8' 2" (2.50m x 2.50m)

Bathroom

11' 6" x 4' 7" (3.50m x 1.40m)

Loft Room

11' 10" x 11' 10" (3.60m x 3.60m)

En-suite

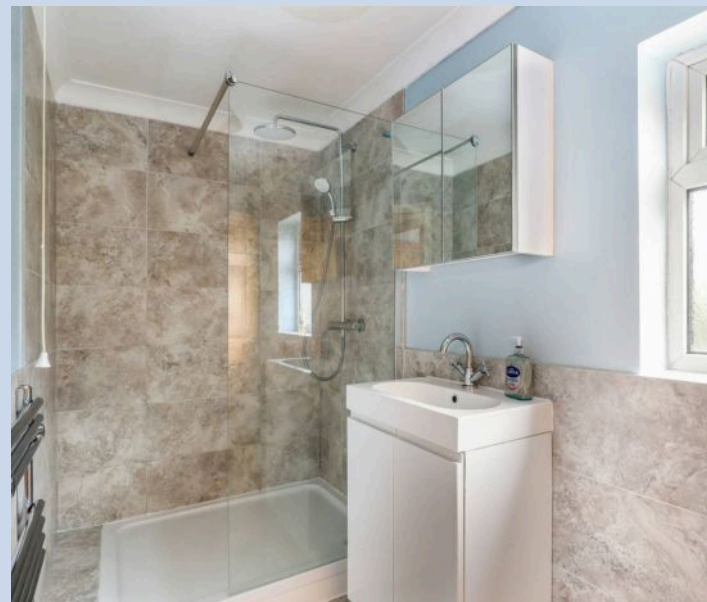
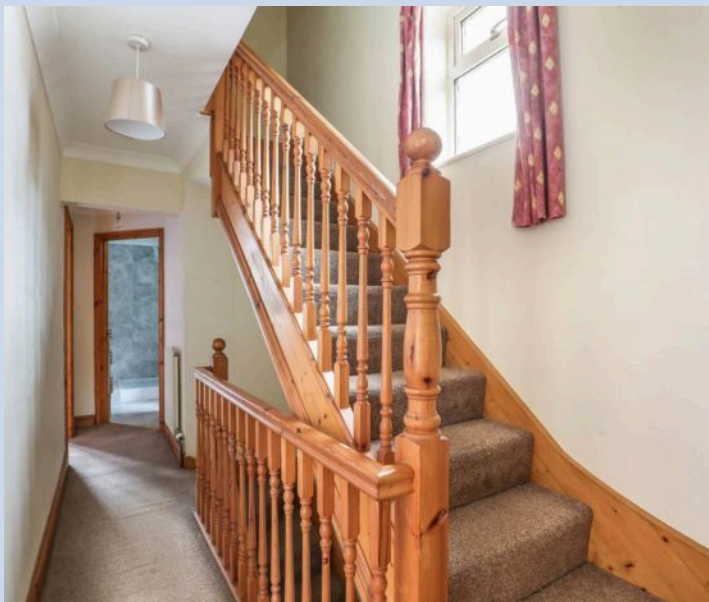
5' 11" x 3' 3" (1.80m x 1.00m)





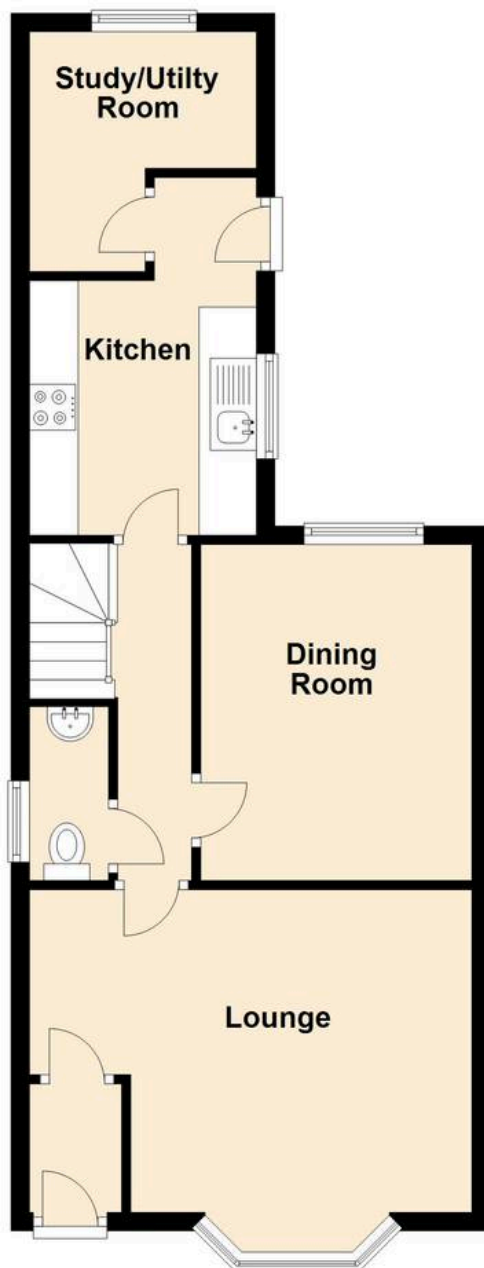
Backwell:

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.





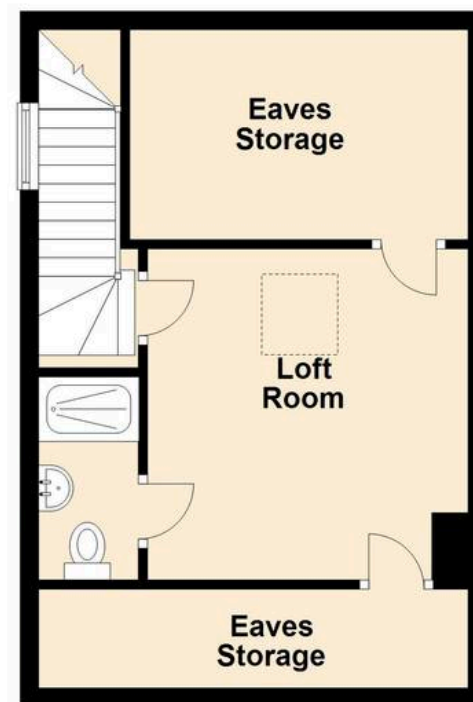
Ground Floor



First Floor



Second 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.

