



## 9 Summerlands, Backwell

Guide Price £358,950



## 9 Summerlands

Backwell, Bristol

This beautifully presented two bedroom semi detached bungalow offers a perfect blend of modern comfort and practical living, specifically designed for the over 60s community. Situated just a stone's throw from the bustling village centre, the property provides convenient access to a wide range of local amenities, including shops, cafes and essential services, making day-to-day living both easy and enjoyable.

As you enter the bungalow, you are welcomed into a spacious and light-filled living area, thoughtfully modernised to create a warm and inviting atmosphere. The contemporary kitchen is well-appointed with ample storage and workspace, ideally suited to those who enjoy cooking or entertaining guests. The two generously sized bedrooms offer plenty of space for relaxation and storage, while the stylish shower room is finished to a high standard, ensuring comfort and convenience.

A standout feature of the property is the conservatory, providing an additional versatile space that can be used as a dining area, reading nook or simply a place to unwind and enjoy the natural light throughout the year. The bungalow benefits from economical electric storage heaters, ensuring a cosy environment during the colder months. Off street parking is available, offering peace of mind and convenience for residents and visitors alike. Designed with ease of living in mind, this home presents an excellent opportunity for those seeking a low maintenance, secure and friendly environment within a vibrant community.



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Backwell, Bristol

Whether you are looking to downsize or enjoy a more relaxed pace of life, this semi detached bungalow combines all the comforts of modern living with the reassurance of being part of a welcoming retirement development. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful property.

- Semi Detached Bungalow
- Over 60's Retirement Bungalow
- Conservatory
- Modern & Spacious Living
- Stone Throw from High Street
- Gas Central Heating
- Off Street Parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



### Living Area

15' 7" x 12' 2" (4.75m x 3.71m)

### Hallway

12' 10" x 3' 4" (3.90m x 1.01m)

### Kitchen

10' 3" x 6' 7" (3.13m x 2.01m)

### Bedroom 1

10' 5" x 9' 9" (3.18m x 2.97m)

### Bedroom 2

8' 8" x 7' 3" (2.64m x 2.21m)

### Shower Room

8' 4" x 5' 1" (2.54m x 1.55m)

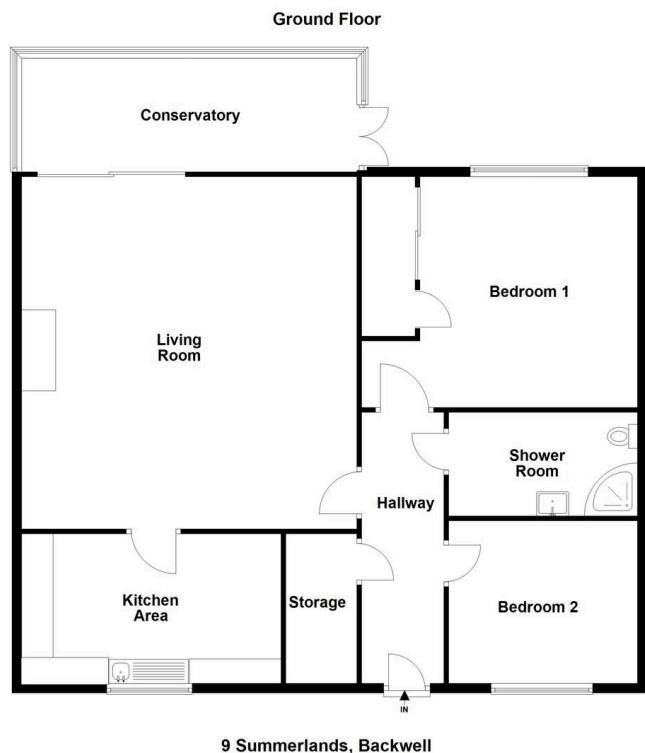
### Conservatory

11' 5" x 7' 9" (3.47m x 2.36m)



### 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.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Parker's Estate Agents

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### 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.