

Downside Road, Backwell, Bristol, North Somerset, BS48 3EW

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£1,600.00 per calendar month

David Plaister Ltd are thrilled to offer TO LET this highly desirable recently refurbished three-bedroom detached bungalow offers spacious and versatile accommodation in the sought-after village of Backwell, making it an ideal home for families. Benefiting from gas central heating, double glazing, a generous private driveway, garage and enclosed front and rear gardens, the property combines comfort with practicality. Inside, you'll find a bright bay-fronted living room, a characterful kitchen/dining room with direct access to the garden, three well-proportioned bedrooms, a family bathroom and a useful boot room. Outside, the property benefits from a private and enclosed rear garden with patio areas and lawn. Conveniently located within easy reach of Bristol Airport, local amenities and excellent transport links, this is a fantastic opportunity to enjoy village living with superb connectivity.

Holding deposit equal to 1 weeks rent (£369.23). Tenancy deposit equal to 5 weeks rent (£1,846.15). Council tax band: D. EPC Rating: E.

- Three-bedroom detached bungalow
- Recently refurbished throughout
- Expansive gardens and large driveway
- Holding deposit equal to 1 weeks rent (£369.23).
- Tenancy deposit equal to 5 weeks rent (£1,846.15).
- Council tax band: D.
- EPC Rating: E
- There is a pending planning permission application for Bristol Airport- the reference number is 26/P/0686/OU2 and the link is https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=TCIP27LP01600









Accommodation

Entrance: On approach to the property you are met with a gated entrance to an ample private driveway laid to concrete presenting a private and enclosed front garden laid to lawn and a set of steps rising to a timber entrance door.

Entrance Hall: A generous entrance hallway with hardwood herringbone style flooring, electric radiator, wall lights, decorative glass block partitions, a storage cupboard housing a wall mounted consumer unit and electric meter, ceiling light, doors leading to principal rooms.

Kitchen Dining Room: A characterful kitchen and dining room with a range of wall and floor storage units with worktops, space and plumbing for appliances, an inset one and a half bowl stainless steel sink and drainer, a UPVC double glazed window with a tiled sill, partly timber panelled walls, space for a freestanding cooker with an extraction hood over, ceiling light, a UPVC double glazed door leading to the boot room, a UPVC double glazed sliding door leading to the private and enclosed rear garden.

Bathroom: Family bathroom with tile effect vinyl flooring, a low-level WC, a hand washbasin over pedestal, a panelled bath with a mains fed shower over, shower attachment and glass screen, a heated towel rail, a UPVC double glazed window, wall light, extractor fan, ceiling light.

Master Bedroom: A double bedroom with a wide selection of built-in storage wardrobes with compartments and hanging rails, a UPVC double glazed bay style window, radiators, an additional UPVC double glazed window, ceiling light.

Bedroom two: A double bedroom with two UPVC double glazed windows, radiators, ceiling light.

Bedroom three: With a radiator, a UPVC double glazed window, ceiling light.

Boot room: With tiled flooring, UPVC double windows, tiled walls, ceiling light, UPVC double glazed patio door leading to the private and enclosed rear garden.

Garage: A garage and outbuilding with a timber framed single glazed barn door style entrance, access to power and electric, water supply taps, aluminium frame single glazed windows, a timber frame single glazed window, a wall mounted consumer unit, overhead storage space, ceiling light, a door leading to the storage room. A storage room with tile flooring, partly tiled walls, a timber frame single glazed window, access to power and electric, ceiling light, a door leading to the cloakroom, a timber framed single glazed door leading to the private and enclosed rear garden. A cloakroom with a low-level WC, partly tiled walls, timber frame single glazed window, wall light.

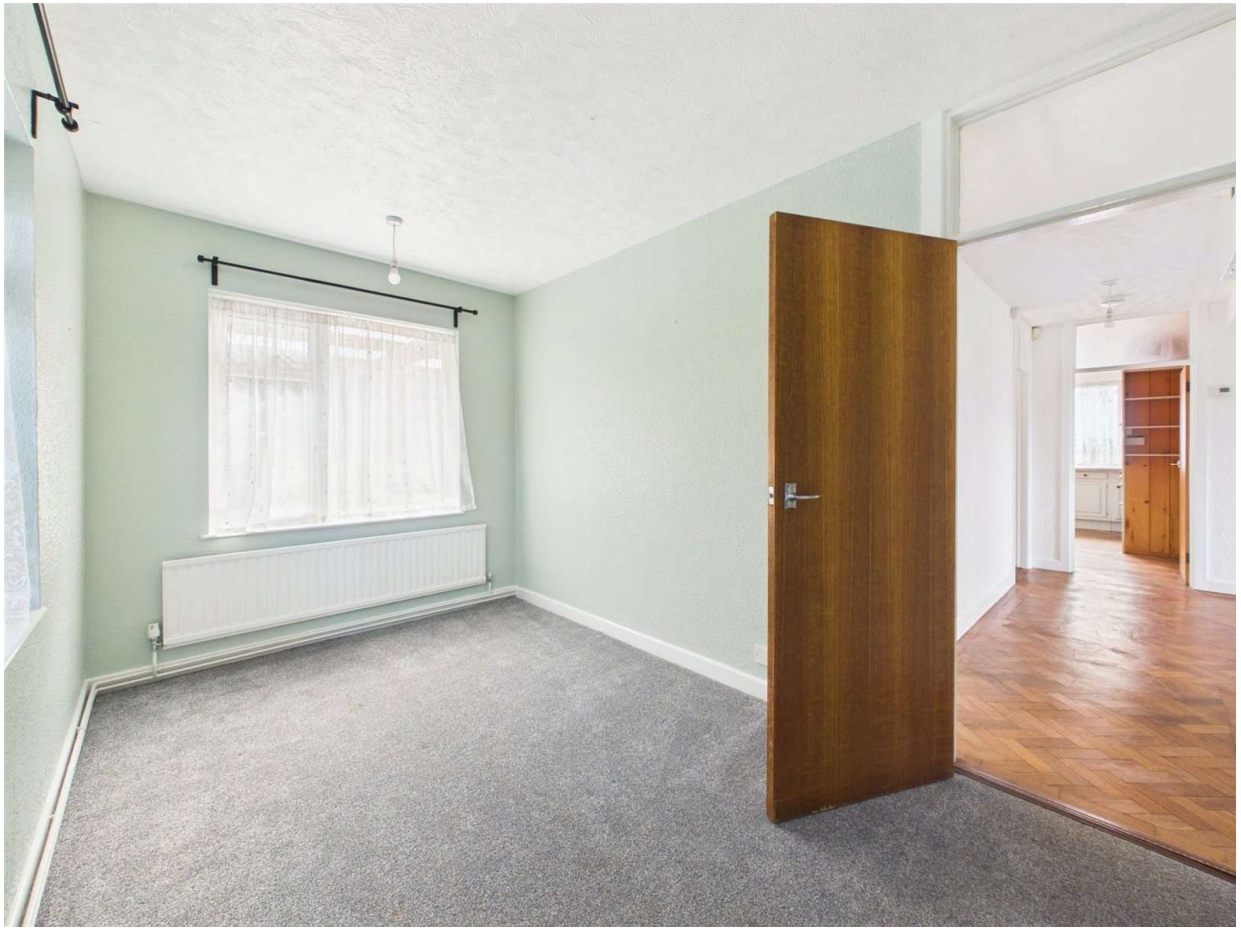
Garden: An incredible private and enclosed split level rear garden opening onto a concrete slab patio under a Pergola feature with sheltering roof panels, a step up to a concrete slab walkway, a selection of areas laid to lawn, a wide variety of mature bushes, shrubs and tree features, a freestanding Pergola feature, areas laid to gravel, allotment features, a timber gate either side leading to the front of the property.

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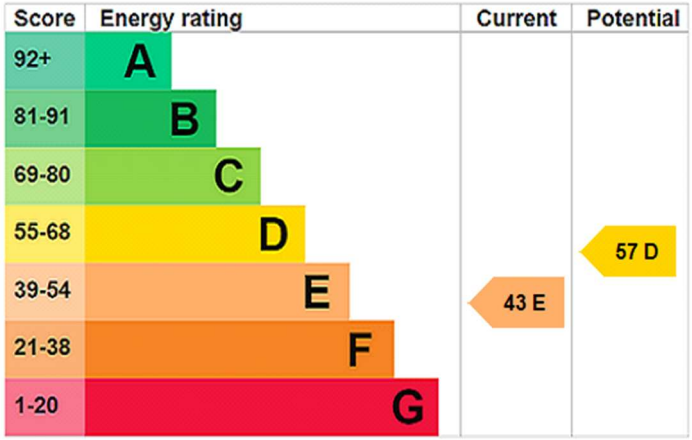












Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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