

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

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£1,800 per calendar month

A well-presented three-bedroom detached bungalow, ideally situated in the sought-after village of Backwell. The property offers spacious and well-maintained accommodation, featuring modern touches throughout, making it an excellent choice for those seeking comfortable and convenient single-level living.

The property benefits from a superb private driveway and garage, providing valuable off-street parking, alongside beautifully manicured and enclosed front and rear gardens, offering attractive outdoor space to enjoy.

Conveniently positioned within Backwell, the property is well placed for access to local amenities, Bristol Airport and key transport links, making it an ideal choice for commuters and those looking to enjoy village living with excellent connectivity.

Ideal for families, couples or those seeking the convenience of bungalow living, this appealing home offers a fantastic opportunity to rent a detached property in a desirable and well-connected location.

Holding deposit of £415.38 equal to 1 weeks' rent. Tenancy deposit of 5 weeks' rent £2,076.92. EPC Rating: F (Valid MEES exemption registered). Council Tax Band: D.

- **A well-presented three-bedroom detached bungalow to let, with modern features throughout**
- **Superb private driveway & garage providing valuable off-street parking**
- **Manicured private & enclosed front & rear garden**
- **Well positioned in Backwell within reach of Bristol Airport & key travel links**
- **For those seeking single level living or commuters**









Accommodation

Entrance Hall

On approach to the property, you are met with an entrance door leading to the hallway.

An inviting hallway with a tall radiator, a wall mounted intercom system, a storage cupboard housing a consumer unit & electric meter, wall lights, doors leading to principal rooms.

Kitchen Dining Room

A brilliant open kitchen, dining and living room with a log burner stove upon a hearth with a timber mantle, radiators, UPVC double glazed windows, wall lights, a UPVC double glazed bi-folding door leading to private enclosure garden. A kitchen and breakfast room space with partial timber effect laminate flooring, a wide range of wooden floor storage units with quartz worktops, matching up stand over and splash backs, an inset dual unmounted stainless steel sink and carved drainer with a Swan neck style tap over, well positioned under a UPVC double glazed window, an integrated tall fridge, an integrated dishwasher, an integrated freezer, a peninsula and breakfast bar feature, an inset four ring induction “Neff” hob with a match matching angled glass extraction hood over, eye-level dual “Neff” oven and grills, a concealed wall mounted gas fired boiler, a tall radiator, UPVC double glazed doors leading to either side or rear of the property.

Living Room

A brilliant living room with a log burner stove upon a hearth with a timber mantle, radiators, UPVC double glazed windows, wall lights, a UPVC double glazed bi-folding door leading to private enclosed garden.

Master Bedroom

Master bedroom with a radiator, a UPVC double glazed window, electrically operated curtains, ceiling lights, a door leading to the ensuite shower room.

Ensuite Shower Room
With tile flooring, a low-level WC, a wash hand basin over a floating vanity unit with a tiled splashback, an enclosed means fed shower and shower attachment with partially tiled walls, a UPVC double glaze window, a heated towel rail, extractor fan, ceiling spotlights.

Bedroom Two
A double bedroom with a selection of built-in storage wardrobes, a UPVC double glazed window, radiator, ceiling light.

Bedroom Three
A double bedroom with a radiator, a UPVC double glazed window, ceiling light.

Bathroom
A family bathroom with tiled flooring, a freestanding bath with a shower attachment, low-level WC, a wash hand basin over pedestal, UPVC double glazed window, radiator, extractor fan, ceiling spotlights.

Garage
With an up and over entrance door, access to power and electric, ceiling lights.

Workshop
With a timber entrance door, access to power and electric, a UPVC double glazed window, ceiling light.

Front Garden and Driveway
On approach to the property, you are met with an electric timber gated entrance presenting a private driveway laid to Tarmac and gravel offering reliable off-street parking. A private and enclosed front garden laid to lawn with manicure bushes, shrubs and tree features. A step up to a composite entrance door leading to the hallway.

Rear Garden
A private and enclosed rear garden opening onto a concrete tiled patio with steps rising to an elevated area led to lawn with areas home to gravel enclosed by mature bushes, shrubs and tree features to the rear a raised seating area late timber decking and a freestanding Pagola feature, various access points to power and electric, water supply tap, a gate leading to the front of the property.







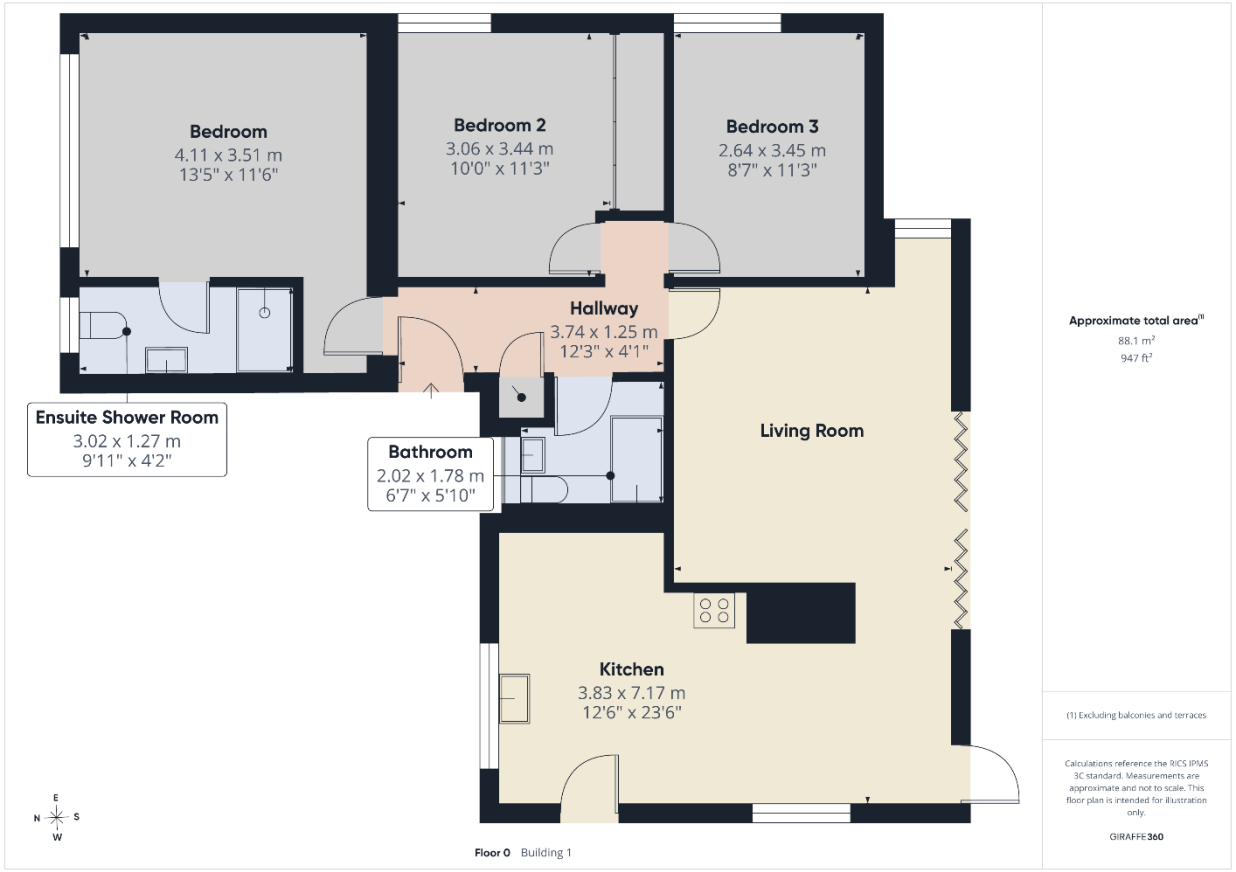


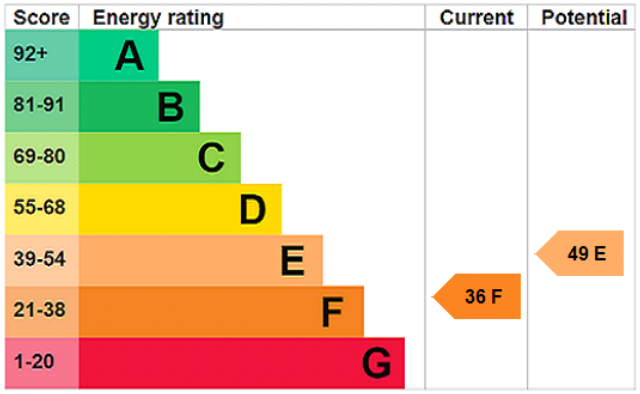


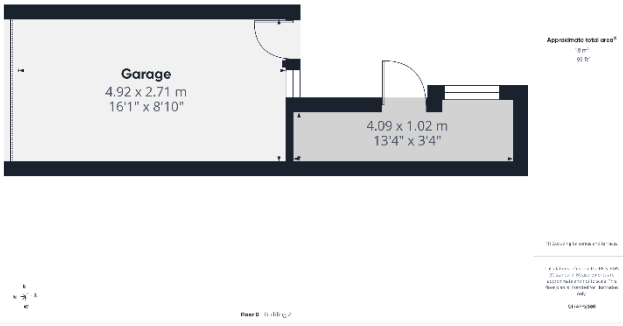












Company Registration No. 08744483 VAT No. 173 8517 84

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.

DAVID PLAISTER
PROPERTY AGENTS · SALES & LETTINGS · AUCTIONEERS

12 South Parade, Weston-super-Mare, North Somerset, BS23 1JN

01934 815 053 I info@davidplaister.co.uk I www.davidplaister.co.uk