

15 Station Road Backwell North Somerset BS48 3NW

Guide Price £775,000

marktempler

RESIDENTIAL SALES







**PROPERTY TYPE**  
Detached House



**HOW BIG**  
2,129sqft



**BEDROOMS**  
4



**RECEPTION ROOMS**  
5



**BATHROOMS**  
4



**WARMTH**  
Gas central heating and  
part uPVC double glazing



**PARKING**  
Off street &  
double garage



**OUTSIDE SPACE**  
Front and rear



**EPC RATING**  
D



**COUNCIL TAX**  
Band: F





Substantial detached residence with generous southerly facing gardens in Backwell – 15 Station Road is a charming four/five bedroom family home situated within the heart of Backwell. Available to the market for the first time in over 55 years, the property has been a well loved family home. Although the property has been extended in the past, there is clear potential to further increase the square footage by extending (subject to planning permission) into the sizeable rear garden or change the flexible layout to better suit your needs.

The light, airy and well proportioned accommodation is accessed via the entrance porch and leads into a central hallway with feature staircase and internal leaded window. The private sitting room, formal dining room and conservatory are all to the rear, and enjoy a southerly orientation with an outlook over the beautifully tended rear garden. The kitchen breakfast room is also accessed from the hallway and is truly the social hub of the home. From the kitchen, access is provided to an additional reception room that contributes to the flexible living space on offer. Further ground floor accommodation includes wet room, that enables the possibility of single floor living, utility cupboard, boiler room and integral double garage. The first floor consists of four double rooms and family bathroom, principal and bedroom two both boast ensuite facilities.

The crowning jewel is the substantial gardens with the plot measuring in the region of 0.3 of an acre. It is rare to find a property so well situated within the heart of the village, whilst benefitting from so much outside space. The rear is mainly laid to a manicured lawn, providing fantastic space for growing families looking to escape the hustle and bustle of daily life. A patio is accessed from the rear of the property and is perfect as an al fresco entertaining area. A hidden gem can be found at the bottom of this beautiful garden, a surprisingly spacious additional garden that would be ideal for a home allotment or to let your imagination run wild. To the front you enjoy a pretty lawn, enclosed by mature hedge borders and timber fencing, a sweeping driveway provides off street parking for numerous vehicles. Further parking is provided within the integral double garage.

Station Road is located just a short distance from Backwell's main line railway station and the local beauty spot that is Backwell Lake, where you can enjoy a walk and is a haven for a diversity of wildlife including grey herons, pipistrelle bats and rare dragonflies. In the opposite direction is Backwell village centre with its useful array of shops and leisure centre and highly regarded schools. Book your viewing in today.













## SUBSTANTIAL DETACHED RESIDENCE WITH GENEROUS SOUTHERLY FACING GARDENS IN BACKWELL

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### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

**proof of identification** – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

**Proof of chain** – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £180, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, Bishop & CO – Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided.





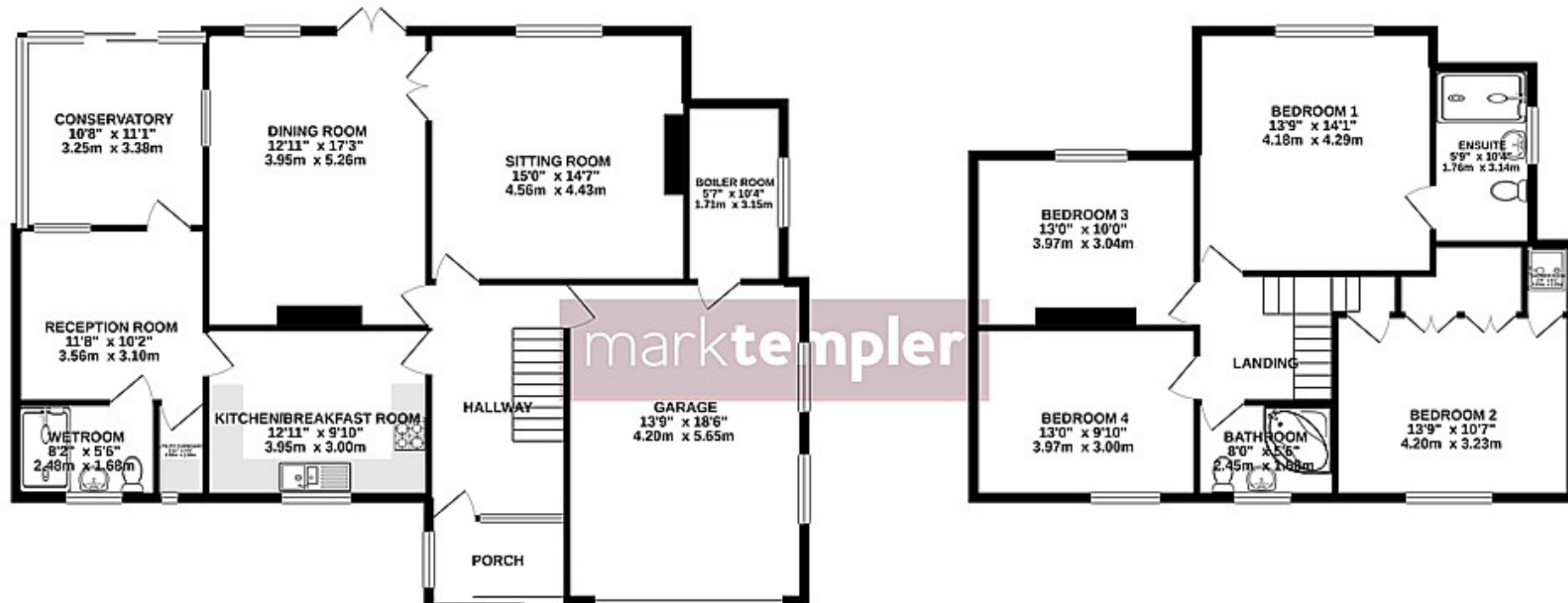
Up your street..



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**TOTAL FLOOR AREA : 2129 sq.ft. (197.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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