

30 Mariners Drive Backwell BS48 3HT

£485,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-Detached house



HOW BIG
1407.40 sq ft



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
D

Immaculate, three double bedroom family home, situated within a quiet cul-de-sac in the village of Backwell – This beautifully presented three bedroom semi detached house has been cleverly extended to the ground floor, creating an ideal opportunity for those looking for a practical family home in a central village location. Nestled at the end of a quiet cul de sac, this fabulous property offers light and airy accommodation, laid out over two floors, accessed by the generous entrance hall and ideal for growing families. You enter the private sitting room via glazed oak double doors. This generous reception area has been divided by the current owner into a family living room and work from home study area. The property's crowning jewel is the beautiful extended kitchen dining room, the pinnacle of modern open plan accommodation. Extended by the current owner, the recently refitted cottage style shaker kitchen enjoys a range of Bosch fitted appliances and central kitchen island. The bi-fold doors from the dining area are perfect for combining the kitchen dining room and garden during the summer months. The ground floor accommodation is completed by the spacious utility and shower room with w.c. Upstairs enjoys three double bedrooms and family shower room.

Outside you enjoy an enclosed private rear garden with areas laid to flagstone patio, manicured lawn and borders laid to slate chippings with a selection of established shrubs. This is a truly wonderful, low maintenance environment to sit back, relax and enjoy the summer sunshine. The front provides off street parking for numerous vehicles and a beautifully planted bed with a variety of flowers and mature shrubs.







Exceptional extended home in popular Backwell cul de sac



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 £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

Glorious walks at nearby Backwell Lake

Level Access to Backwell's village amenities

Highly regarded Backwell Secondary School and Sixth Form

Cosy local Public Houses

St Andrew's Church

Mainline railway station

Easy access to Bristol city centre and M5 motorway network



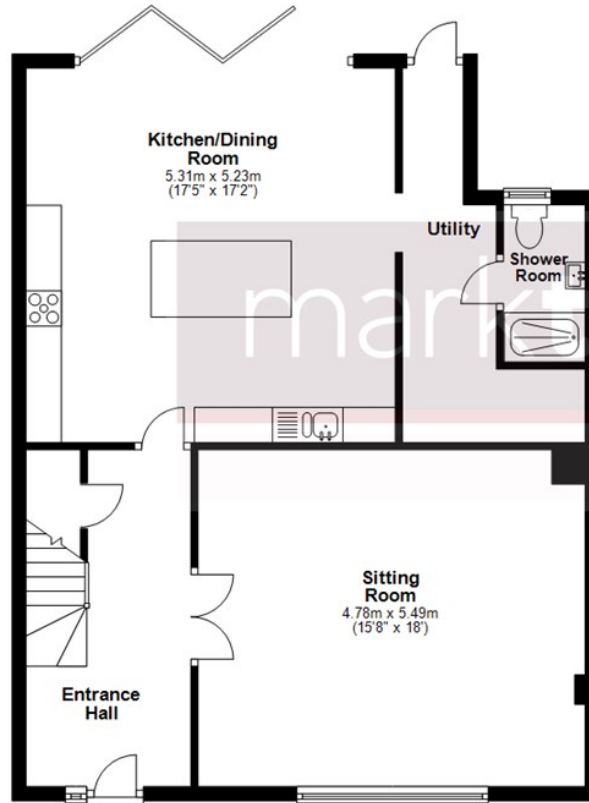
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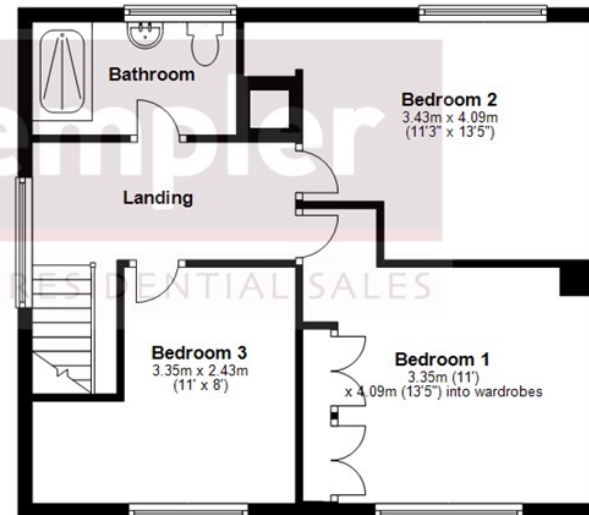
Ground Floor

Approx. 77.3 sq. metres (832.3 sq. feet)



First Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



Total area: approx. 130.8 sq. metres (1407.4 sq. feet)

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.

Plan produced using PlanUp.