

20 Amberlands Close Backwell BS48 3LW

£550,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1279.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
C



COUNCIL TAX BAND
E

Loved family home enjoying a highly appealing cul de sac location with no onward chain - 20 Amberlands Close is an exceptional detached home, presented to the market for the first time in over 50 years and situated at the end of a peaceful cul de sac. Under the property's current tenure, it is clear to see both the care and quality fixtures invested in this cherished residence, which would benefit from some modernisation. The bright and airy accommodation is accessed via a central entrance hall with stairs rising to the first floor and doors to all principal rooms. The generous sitting room is to the front of the property and enjoys being flooded with natural light with both a dual aspect and full height windows. Double doors open to a separate dining room, a wonderful environment for entertaining and family dining. The kitchen is ideally situated with a beautiful outlook over the rear garden and benefits from a variety of integrated wall and base cabinets. Further ground floor accommodation includes cloakroom WC and rear lobby. The first floor boasts four well proportioned bedrooms, family bathroom and separate WC.

Outside, the gardens are a particular feature to the front where there are sweeping lawns set back from the cul de sac. Hard standing, a carport and detached garage provide off street parking for numerous vehicles. To the rear is a beautiful, westerly orientated garden predominately laid to manicured lawn, neatly tended flower borders and lots of places to sit and enjoy a glass of wine or read a book. A tranquil environment to enjoy the afternoon sun.

Amberlands Close 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, leisure centre and highly regarded school.



Detached family home in peaceful 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

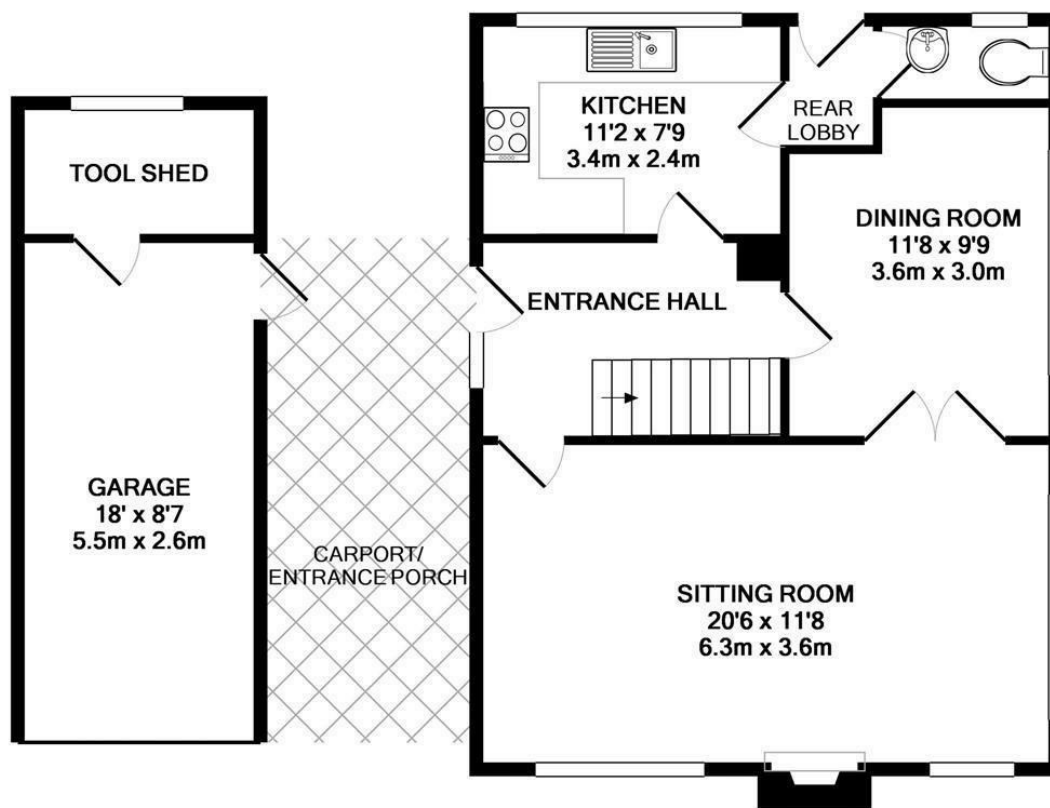
Mainline railway station

Easy access to Bristol city centre and M5 motorway network

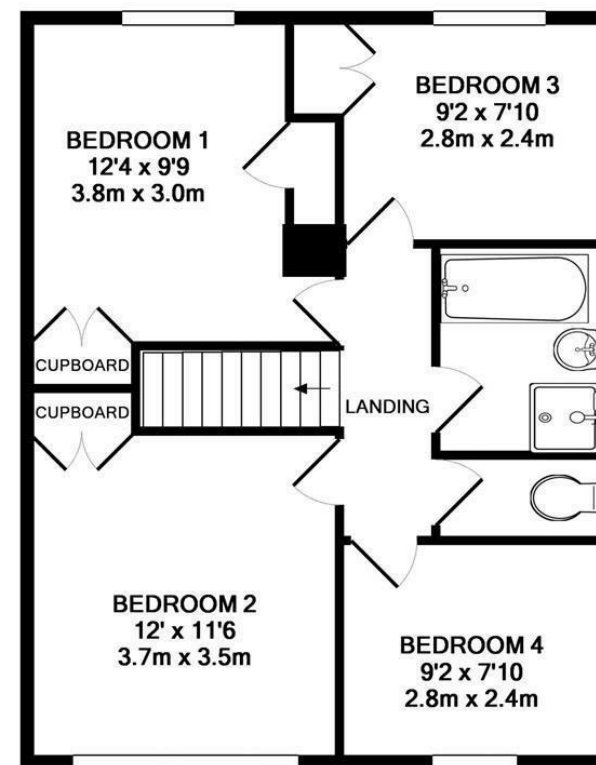


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GROUND FLOOR
APPROX. FLOOR
AREA 741 SQ.FT.
(68.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1279 SQ.FT. (118.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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