



Mercia House 29A Station Road Backwell BS48 3NH  
Guide Price £650,000

New home in the village of Backwell





PROPERTY TYPE

Semi Detached house



HOW BIG

1881sqft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Underfloor, MVHR and double glazing



PARKING

Off street parking and garage



OUTSIDE SPACE

Front and rear



EPC RATING

B



COUNCIL TAX BAND

TBC



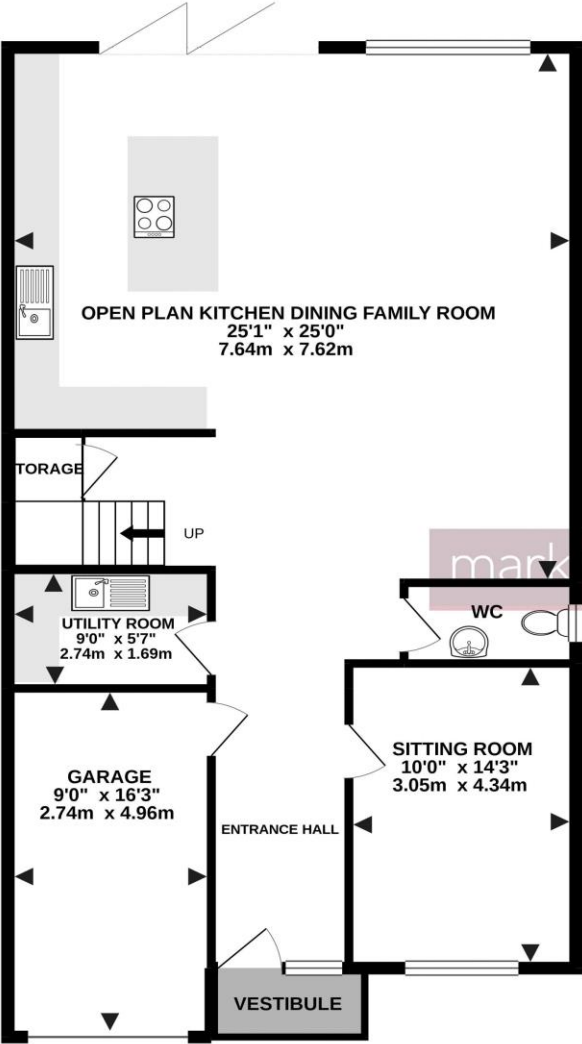
## welove

- Semi detached home with four double bedrooms and study
- Exceptional living accommodation with open plan kitchen/dining/family room and separate sitting room
- Brand new house with 10 year ICW structural warranty
- Underfloor central heating with mechanical heat recovery system
- Generous south westerly facing rear garden
- Off street parking for numerous vehicles and garage

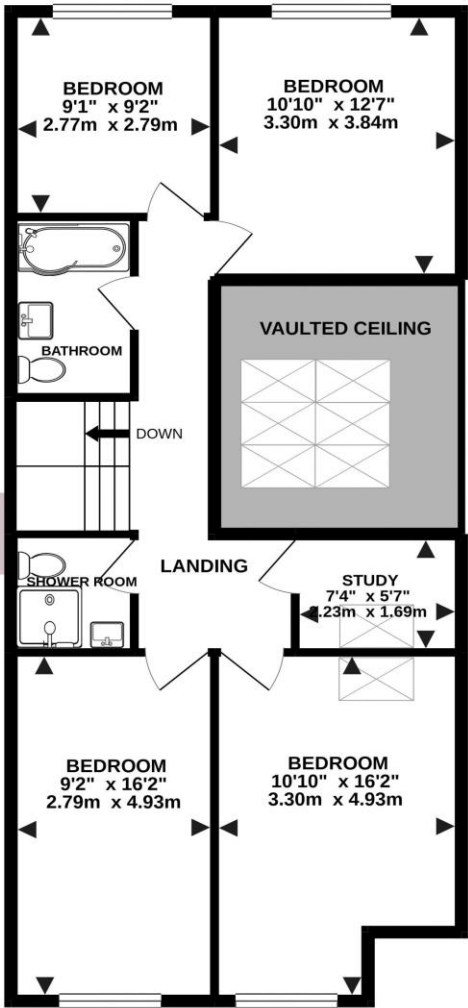


# floorplan

**GROUND FLOOR**  
1106 sq.ft. (102.8 sq.m.) approx.



**1ST FLOOR**  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 1881 sq.ft. (174.8 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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## more details

'One off' development of two substantial brand new family homes – Mercia House is an individually designed four double bedroom modern house that is highly appointed and enjoys quality fixtures and fittings throughout, the use of energy efficient modern technologies including heat recovery system make this property a very attractive proposition. The clever layout makes exceptional use of the space on offer, enabling the property to be both practical and breathtaking in design. You are welcomed by a generous entrance hall that leads to the heart of this impressive family home. The feeling of space is unquestionable, due to the half vaulted ceiling with numerous velux windows that bathe the open plan kitchen and family living area with natural light, making this family room an ideal space for entertaining. During the warmer months with the bi fold doors open, internal and external living spaces can merge or during the winter months enjoy cosy dinner parties around the table or substantial central kitchen island. The kitchen itself is excellently appointed with quartz work surfaces, a full range of integrated appliances including eye level Bosch oven, raised Bosch combination microwave oven, and induction hob with integrated central downward extraction are just some of the impressive features on offer. The ground floor also enjoys a private sitting room to the front of the property, utility room, separate wc and integrated garage with electric roller door. Upstairs enjoys an incredibly flexible layout and again benefits from high ceilings, interesting design and galleried landing. First floor boasts four double bedrooms, family bathroom with three piece suite, family shower room with three piece suite, private study/home office and a beautiful, glass galleried landing that is just one of the unique selling points of this property, overlooking the open plan living space.

Outside, Mercia House has an exceptional rear garden that enjoys all the benefits of a south westerly aspect. The garden is mainly prepared and seeded for lawn with natural stone patio, accessed via the bi fold doors. The garden itself is substantial in size and ideal for a growing family with plenty of space for all to enjoy. To the rear of the garden the property also offers an 'oak' outbuilding that has power, light and water connected. This versatile addition is perfect as further storage, potting shed and could also be converted into a playroom/office. The front has been thoughtfully landscaped, block paving provides parking for numerous vehicles.

Mercia House is located just a short distance from the 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.





# 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** - for all individuals who are making the offer – This can be an up to date passport or driving licence.
- **Proof of residence** - for the current address for all individuals who are making the offer – Proof of residence needs to be a bill or official document dated within three months of the date of your offer.
- **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 net fee received by Head Projects

Bishop & Co – Mortgage Advisors

Referral Fee 20% of the net commission received by Bishop and Co

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 to you.



## the property is close to...

- Backwell Schools (Primary & Secondary)
- Nailsea and Backwell Train Station
- Petrol station and convenience store
- Backwell Leisure Centre
- Backwell Lake and Nature Reserve





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