



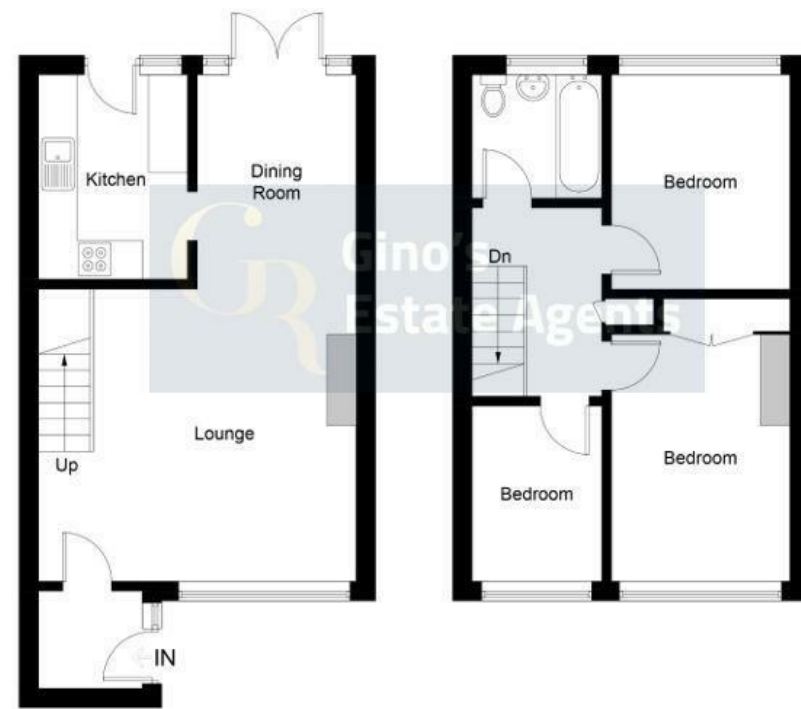
Front Garden

Lawned frontage with a pathway leading to the front door.

Garage

Accessed via an up and over door. UPVC double glazed door pedestrian door to the side. Light and power connected.

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1035237
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision



15 Ladymeade, Backwell, North Somerset, BS48 3LX

£289,950

NO ONWARD CHAIN. A 3 Bedroom terraced home, situated in a pleasant, traffic free cul de sac, located in the popular village of Backwell, being well placed for the village schools, the shopping facilities and closer still, the train station which is a 5-minute walk away and has direct links to Bristol and London. Offering UPVC double glazed windows & doors, gas central heating and ideal for those looking to move swiftly, the in brief, the layout comprises: Entrance Porch leading onto the open plan ground floor comprising of the Lounge, Dining Room and Kitchen, whilst on the first floor there are 3 Bedrooms and a Family Bathroom. Externally there are gardens to the front and rear along with a garage and parking. EPC rating - D.

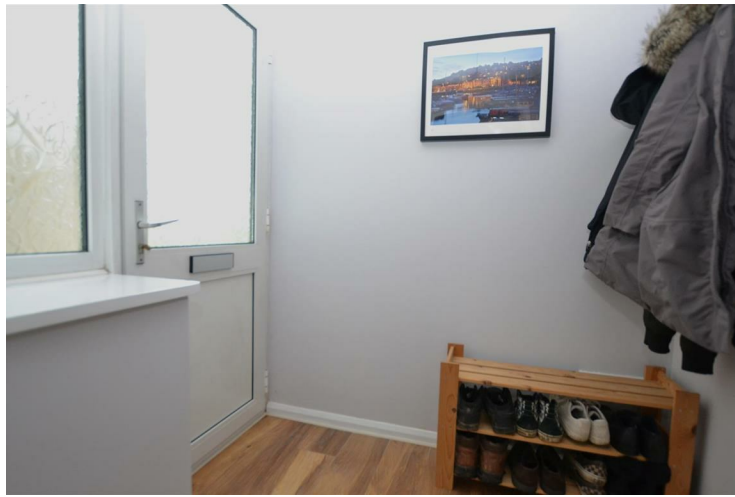
Tenure: Freehold
Floor area: 857.00 sq ft
Tax Band: C



Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Entrance Porch



Entered via a UPVC double glazed door with window to the side. Radiator. A further door leads you into the main reception room.

Open Plan Lounge/Dining Room/Kitchen Area



A lovely space!

Lounge Area

15'10" x 14'11" (4.83m x 4.55m)



Stairs ascending to the first-floor accommodation. UPVC double glazed window to the front. Gas fire with brick surround and back boiler. Radiator.

Dining Area

10'7" x 7'11" (3.23m x 2.41m)



UPVC double glazed French doors leading to the rear garden. Radiator. Space for a table.

Kitchen Area

10'4" x 7'9" (3.15m x 2.36m)



Fitted with a range of base and wall units with roll edge worksurfaces. Space and plumbing for washing machine, upright fridge/freezer and cooker. Inset black composite sink with drainer and mixer tap. UPVC double glazed door and window to the rear garden.



First Floor Landing

Doors to all Bedrooms and Bathroom. Storage cupboard housing the hot water tank with shelving. Access to the loft.

Bedroom 1

12'4" x 8'11" (3.78m x 2.74m)



UPVC double glazed window to the front. Built in wardrobe. Radiator.

Bedroom 2

10'9" x 9'1" (3.28m x 2.77m)



UPVC double glazed window to the rear. Radiator. Built in storage cupboard.

Bedroom 3

10'7" x 6'5" (3.25m x 1.98m)



UPVC double glazed window to the front. Radiator. Storage cupboard with shelving.

Bathroom

6'05" x 6'01" (1.96m x 1.85m)



Fitted with a white suite comprising; low level close coupled wc, pedestal wash hand basin and panelled bath with shower over. UPVC double glazed window to the rear. Radiator.

Outside

Rear Garden



To the rear of the house is an attractive patio and bark chipping area followed by a lawned area, bordered by fence panels, with a path leading down to the to the single garage. To the side of the garage is an additional area with shed a vegetable planter. A gate leads you out to the cul-de-sac road at the rear which is where you will find the garage and parking space.