

Rear Garden



Fully enclosed by timber panel fencing, this easy to maintain garden consists of a paved patio area immediately off the property with a paved pathway leading to the end of the garden where there is a second patio area and an area of lawn in-between. Outside power points & cold water tap. Pedestrian door to the garage and gate to the parking area.

Front Garden

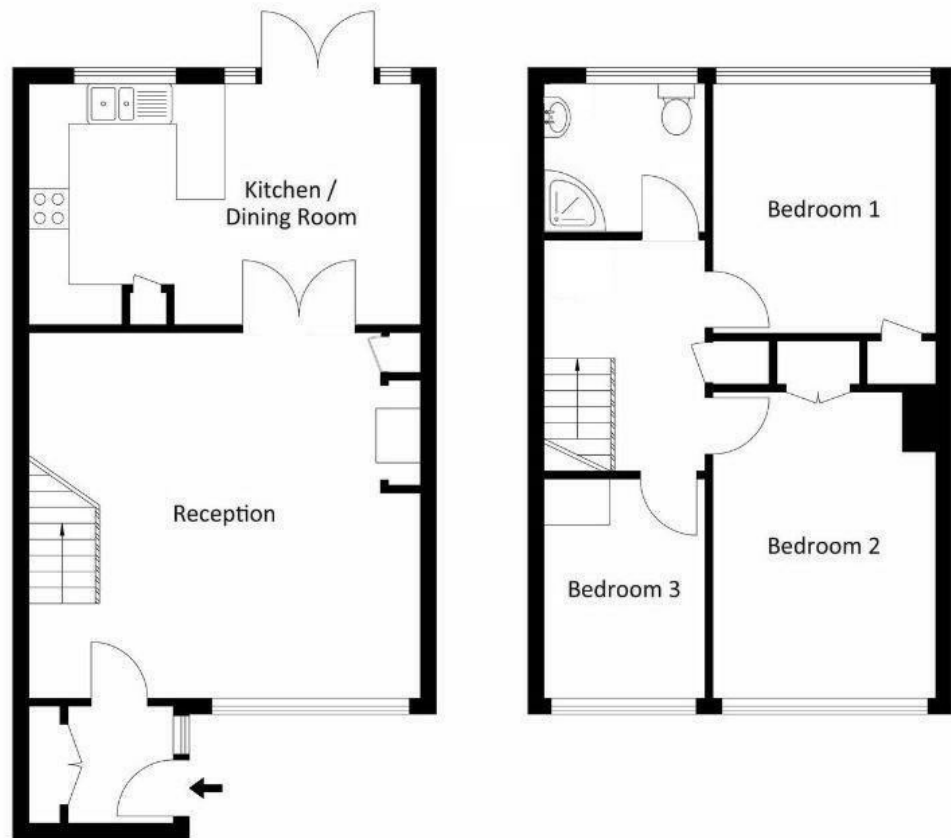
Laid to lawn with central paved pathway to the front door.

Garage

Accessed via a up and over door. Light and power connected. Pedestrian door and window.

Agents Notes

The property is leasehold (1000 year lease from 1971) and is subject to a ground rent charge of approx. £10.50 per annum.



Tenure: Leasehold

Floor area: 839.59 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.



Ginos Estate Agents

Court Barn Church Lane, Tickenham, BS21 6SD
T. 01275 540 176 | sales@ginosproperties.co.uk
ginosproperties.co.uk



Gino's Estate Agents



15 Combeside, Backwell, North Somerset, BS48 3LR

£320,000

Extremely well presented with a modern and stylish theme throughout, this lovely 3 Bedroom family home has been updated and modernised in recent years by our current sellers making this a perfect first time buyer home or even investor purchase with a great monthly return. Situated in a pleasant 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, this spacious home comprises: Entrance Hall, Lounge and Kitchen/Dining Room. On the first floor there are 3 Bedrooms and a Shower Room whilst externally there are gardens to the front and rear along with a garage and driveway parking at the rear. EPC rating - C. Tenure - Leasehold.

Ground Floor

Entrance Hall

5'01" x 4'26" (1.55m" x 1.22m")

Entered via a UPVC double glazed door with glazed side panel. double storage cupboard. Consumer unit. Lovely LVT flooring which runs throughout the whole ground floor. Door into the Lounge.

Lounge

14'98" x 12'90" (4.27m" x 3.66m")



A lovely sized, light and airy room with a UPVC double glazed picture window to the front. Attractive wall mounted electric fire. 2 radiators, TV point, useful storage cupboard and understairs storage area. Glazed double doors into the Kitchen/Dining Room.



Kitchen/Dining Room

15'81" x 10'34" (4.57m" x 3.05m")



Beautifully re-fitted with a smart range of wall and base units with square edge worksurfaces over. Inset one a half stainless steel sink with drainer and mixer tap. Fitted double electric oven with induction hob and extractor hood over. Space & plumbing for an upright fridge freezer, dishwasher and washing machine. Vertical radiator. Space for a dining table. UPVC double glazed window and sliding patio doors to the rear garden.



First Floor Landing

Access to the insulated and partially boarded loft via a

pull-down ladder. Cupboard housing the combination boiler. Doors to all Bedrooms and Bathroom.

Bedroom 1

12'41" x 9'11" (3.66m" x 3.02m")



UPVC double glazed window to the front. Double storage cupboard, radiator and TV point.

Bedroom 2

10'68" x 9'22" (3.05m" x 2.74m")



UPVC double glazed window to the rear. Storage cupboard, radiator and TV point.

Bedroom 3

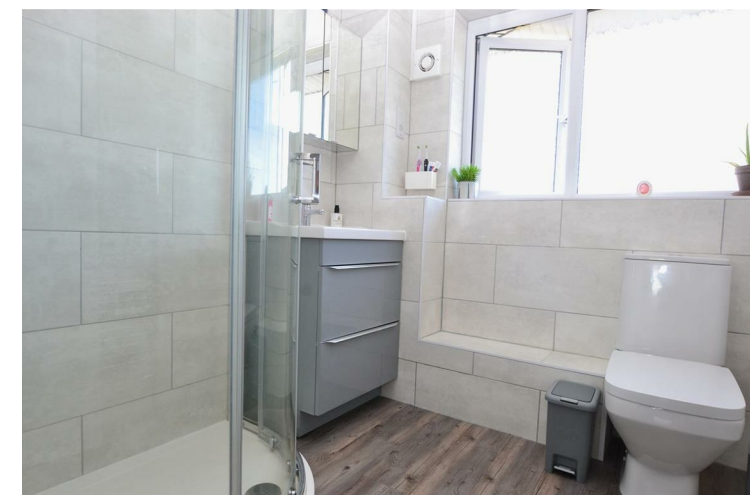
8'73" x 6'56" (2.44m" x 1.83m")



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

Shower Room

6'92" x 6'53" (1.83m" x 1.83m")



Fully tiled and beautifully re-fitted with a modern white suite comprising: Shower quadrant with thermostatically controlled shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Chrome heated towel rail, extractor fan, shaver point and UPVC double glazed window to the rear.