

West Town Church Ln Church Ln Coords Map data @2025 **Energy Efficiency Rating** Current Very energy efficient - lower running costs (92 plus) **A** В (81-91) 80 C (69-80) D (55-68) 59 (39-54) E

Tenure: Freehold

Floor area: 1145.00 sq ft

Tax Band: D

Local Authority: North Somerset

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Not energy efficient - higher running costs

England & Wales

(21-38)



EU Directive

2002/91/EC

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11 St. Johns Road, Backwell, North Somerset, BS48 3JN £585,000



Tucked away at the quiet end of a cul de sac, this immaculately presented 2-Bedroom detached bungalow offers stylish, single level living within easy walking distance of village amenities. Situated in the popular and vibrant village of Backwell, with its selection of independent shops, salons and coffee bars and highly regarded schools, the property is perfectly placed to enjoy all of these facilities as well as a good selection of commuter options. In brief, the layout comprises: Reception Hall, Cloakroom, Kitchen, Lounge/Dining Room, Study and Sun Room, Principal Bedroom with En Suite Wet Room, a further double Bedroom and family Bathroom. The bungalow sits in wrap around, well-tended Gardens, attached Garage and driveway parking. EPC rating - D.

Entrance Hall

Lounge/Dining Room 18'5" x 19'9" (5.63m x 6.02m)

Kitchen 7'3" x 15'2" (2.23m x 4.63m)

Utility/Garden Room 8'8" x 12'8" (2.65m x 3.87m)



















W.C

Bedroom 1 9'10" x 13'9" (3.01m x 4.2m)

En Suite 4'9" x 6'8" (1.46m x 2.05m)

Bedroom 2 9'10" x 9'10" (3.0m x 3.02m)

Bathroom 6'6" x 6'11" (1.99m x 2.11m)

Study 7'0" x 8'6" (2.14m x 2.61m)

Garage 9'3" x 10'0" (2.84m x 3.05m)

Rear Garden

Front Garden





