



FFF 4 Summerlands, Backwell

Guide Price £210,000



FFF 4 Summerlands

Backwell, Bristol

Delightful First-Floor 1-Bedroom Flat with Garden – Over 55s Community

Located in a peaceful cul-de-sac, this delightful first-floor one-bedroom flat offers a wonderful living space exclusively for those over 55.

Conveniently situated close to local shops, a doctor's surgery, a post office, and a dentist, this property combines comfort with convenience.

The property features a secure intercom entry system and a welcoming entrance hall with a useful storage cupboard. To the left, you'll find a spacious lounge/diner with a lovely bay window, allowing plenty of natural light and views over Backwell Hill. Adjacent to this is a well-equipped galley kitchen, offering ample storage and workspace.

The generous double bedroom benefits from additional built-in storage, while the bathroom is fitted with a modern white suite.



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When it comes to outside space, this property has its own private paved courtyard garden that's accessible through a convenient side gate. Additionally, this property offers the valuable perk of off-road parking space available for one car.

Offered in excellent condition and with **no onward chain**, this is a fantastic opportunity for those seeking a peaceful yet well-connected home.

- First Floor 1 Bedroom Flat
- Light & Spacious Lounge with views over Backwell Hill
- Enclosed Courtyard Garden
- Parking for One Car
- Close to Local Amenities
- Double Bedroom
- Over 55s Development
- Cul de Sac



Main Entrance

The property is entered through a shared entrance reception area shared with the downstairs flat with stairs up to the front door.

Entrance Hall

Lounge & Dining Room

13' 9" x 15' 1" (4.20m x 4.60m)

Kitchen

10' 10" x 6' 3" (3.30m x 1.90m)

Bedroom

12' 10" x 9' 6" (3.90m x 2.90m)

Bathroom

4' 11" x 8' 6" (1.50m x 2.60m)

BACKWELL:

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.

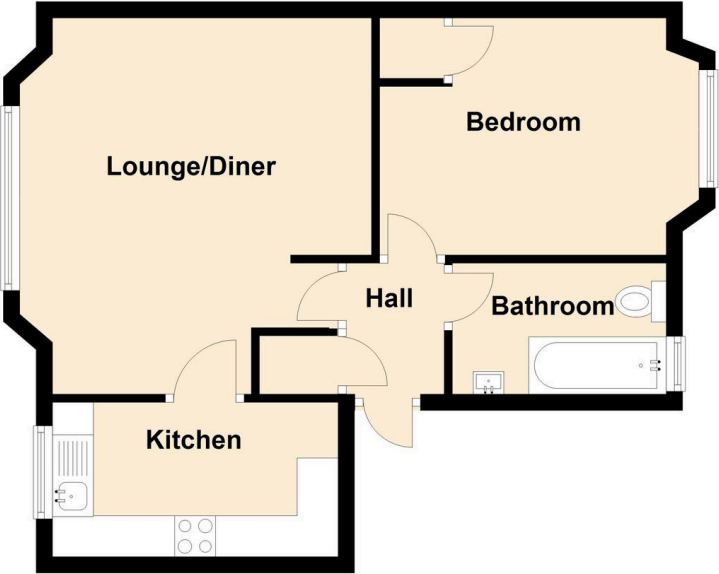
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C


EPC Environmental Impact Rating: G


First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	75
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	3	3
England, Scotland & Wales		EU Directive 2002/91/EC 



Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

