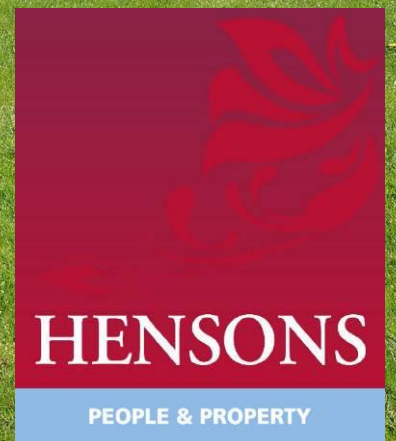




A very well designed 2 double bedroom first floor apartment offering beautifully presented accommodation with a garden found in an established residential area in Backwell.





## 56 Moofields Road, Backwell, North Somerset. BS48 3NY

### Offers in the region of £222,500 - Leasehold

A rare opportunity to own a spacious purpose built first floor flat in this sought after village. This beautifully presented gas centrally heated home offers spacious and well appointed accommodation with numerous excellent features including good storage space and light airy living space, while the landscaped patio garden is a further advantage.

Visit and be amazed at the quality of this superb low maintenance property that right from its front door will delight. The attractive reception hall includes a deep walk in storage cupboard and there is a hatch access to the loft above. The living room is a superb size and offers an outlook to the front, while the fully fitted kitchen is arranged to the side and is equipped with an excellent range of contemporary style wall and floor cupboards with a suite of integrated appliances that comprise an integrated dishwasher, a washing machine, a fridge freezer and an inset gas hob with a matching built in oven grill and a chimney hood above.

A deep storage cupboard houses the efficient Worcester gas fired combi boiler that supplies hot water and central heating.

The bedrooms are extremely comfortable with a lovely main bedroom overlooking the green area to the front of the building and a second double bedroom with a wardrobe recess and an outlook to the rear.

The bathroom has a range of fitted cabinets that complement the contemporary white suite with a concealed cistern WC, a vanity unit with a wash hand basin inset and a panelled bath with an electric shower and laminated glass screen over. There are ceramic wall tiles, contrasting floor tiles and a frosted window to the rear.

Outside the flat includes a large walk in storage cupboard and its own garden which is further particular feature. The garden has been very attractively landscaped with paving framing a gravelled area that is perfect for enjoying the sunshine and outside entertaining.





## The Village:

Backwell is one of the most sought after villages in North Somerset and this location is close to Parkland, a nursery and an excellent infant school together with a local shop and the station. The outstanding junior school and Backwell School are also within easy walking distance. This particular setting was chosen by the local authority who originally built the properties here because of the ease of access to amenities in the village and is within walking distance of nearby Nailsea with the town centre including the Waitrose and Tesco supermarkets only about 1.5 miles away.

Other amenities in Backwell include a series of local shops, two pubs and a village club, a Tennis Club, a football club, a gym and a swimming pool. Backwell is also well placed for Bristol which is just 8 miles away and is easily accessible by car, bus train or bicycle via the Sustrans national cycle network.

Junctions 19 and 20 of the M5 allow easy access to the country's motorway network and longer distance commuting is facilitated via the mainline rail connection in the neighbouring with direct services to Bristol and beyond to Bath and London/Paddington (120 minutes).

## Service Charges and Ground Rent:

The service charges include buildings insurance, electricity for communal areas, water and sewerage charges, gardening, maintenance of communal areas, fire systems. Current charges are understood to amount to Ground Rent of £10 per annum and a monthly Service Charge of £77.00. Please note that service charges are subject to annual review.

## Energy Performance:

The Energy Performance of the property has been assessed at a good Band C-73 which is well above the average for England and Wales of D-60.

## Tenure:

This property is leasehold with a 125 year lease expiring 2127 (103 years remaining).

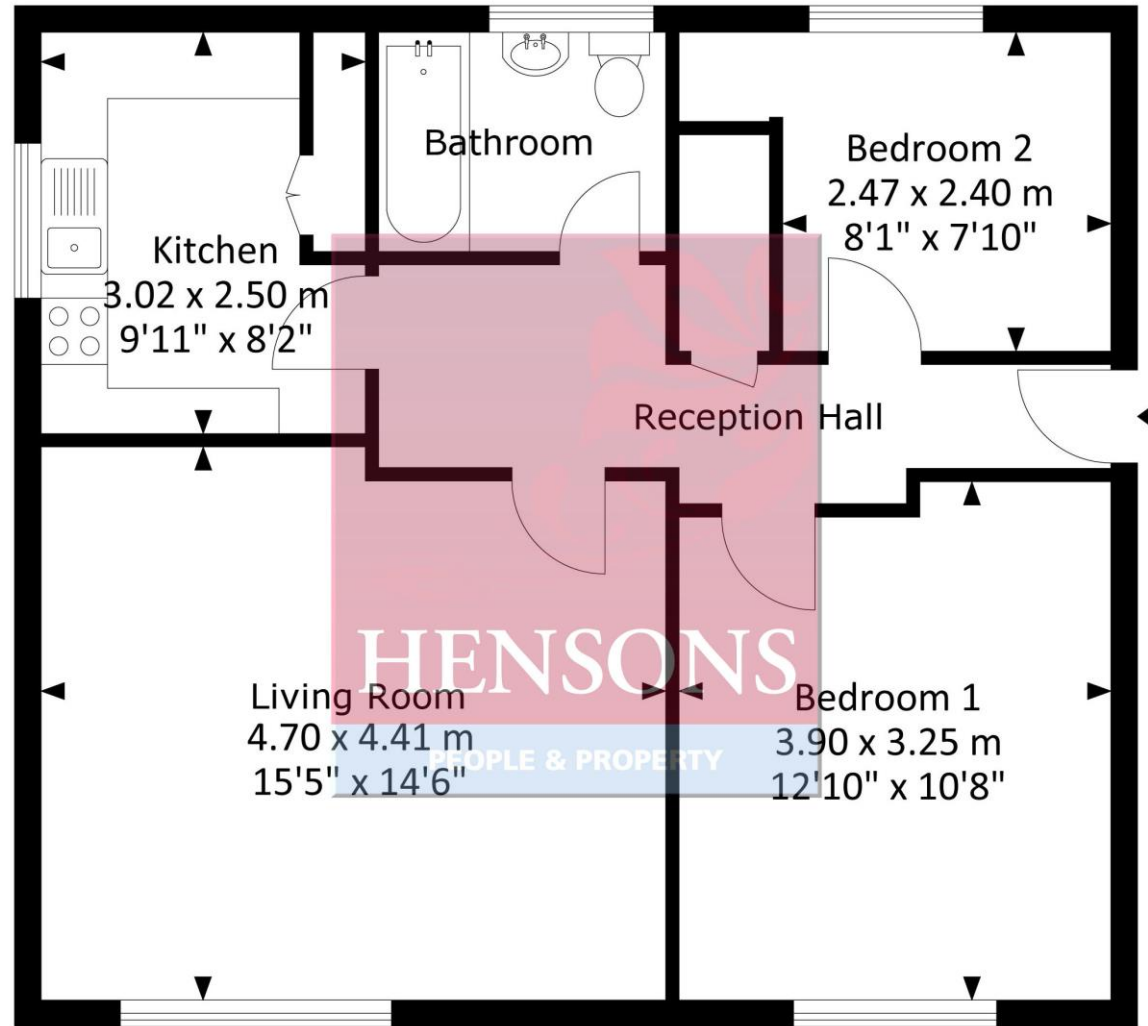
## Services and Outgoings:

Mains water, electricity and drainage are connected. Electric heating. Telephone connected subject to BT regulations. High speed broadband connection. uPVC Double glazing. Council Tax Band A.

## VIEWING:

By appointment with the Sole Agents:  
Hensons, telephone 01275 810030.





The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons



**HENSONS**

Ivy Court,  
61 High Street, Nailsea, Bristol, BS48 1AW  
Telephone: 01275 810030  
Email: info@hbe.co.uk

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