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ESTATE AGENTS



7 West Town Road

Backwell



# 7 West Town Road, Backwell, Bristol, BS48 3HA

£420,000

- A lovely three-bedroom detached family home
- Beautiful landscaped rear garden
- Excellent potential to modernise and extend (subject to necessary consents)
- Bay fronted sitting room and separate dining room with cast iron stove
- Single garage, off street parking and outbuildings
- Wonderfully convenient position in the heart of Backwell

A lovely three-bedroom detached family home, occupying a supremely convenient position, close to the many excellent local amenities and schools of Backwell.

## SITUATION

Backwell is a suburban village south west of Bristol, on the A370 to Weston-super-Mare. It includes the hamlets of Backwell Common, Backwell Green and Farleigh. Nearby are Nailsea, Flax Bourton, Yatton, Brockley and Barrow Gurney. Backwell Lake is next to the road between Nailsea and Backwell and is just north of the railway station. The village has a long history, appearing in the Domesday Book in 1086 with the name 'Bacoile' meaning 'The well back on the hill'. The well is still in existence. Many residents of Backwell commute daily to Bristol by car via the A370, bus or train - the railway station has a direct service to London. Backwell is close to the M5 motorway and Bristol International Airport at Lulsgate is 3 miles (4.8 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Backwell has excellent infant, junior and secondary schools; West Leigh Infant School, Backwell Church of England Junior School and Backwell Secondary school which is currently OFSTED rated 'good', and also consistently features high in the league tables for GCSE results, and is recognised as one of the best state schools in North Somerset.

## DIRECTIONS

From our Backwell office the property can be found just a number of houses down on the left-hand side heading in the direction of Cleeve/Congresbury.



## DESCRIPTION

Set behind an attractive front garden with colourful flower filled borders, this handsome whitewashed detached home presents the perfect opportunity for buyers who are looking for a small renovation project, or to update a house to create their own dream home.

Entering the property through a handy storm porch you continue into a light filled entrance hallway with stairs rising to the first floor and a useful under stairs cupboard. To the front of the house is a charming sitting room with a lovely box bay window and feature fireplace with a stone surround that continues into the chimney breast recess to provide a handy base for the television. To the rear of the house sits the bright and airy dining room with another feature fireplace, this time inset with an alluring cast iron wood burner. French doors lead out from the dining room to a small lean-to conservatory and the garden.

The dual aspect kitchen, whilst relatively compact has everything that you would need, with a range of beech fronted units, marble effect worksurface and space for a cooker. The kitchen sits adjacent to the dining room, and therefore there is huge potential to combine the two rooms into a larger kitchen/dining room if desired.

To the rear of the house, accessed only externally is a handy utility store/room and gardener's toilet. The utility/storeroom also links to the back of the single garage.

On the first floor are the three bedrooms, two good sized doubles and the third a generous single room. Completing the accommodation is a smart shower room, which is fully tiled and has chrome towel rail and modern fittings.

Outside, the rear garden is truly delightful, larger than you might expect it has been lovingly planted over the years to create what is now an incredibly private, well stocked, and pretty space for all the family to enjoy. There is a patio area to enjoy eating and entertaining outside in the summer, a pretty water feature, greenhouse, and a small vegetable garden. The garden is separated into two by thoughtfully planted trees with the rear garden thus becoming a peaceful and tranquil retreat to potter away at your hearts content.

As previously mentioned, the property comes with a single garage, off street parking for two cars and is full of potential to extend and improve (subject to the necessary consents).

## PROPERTY INFORMATION

Tenure – Freehold

Council tax band – D

EPC rating D

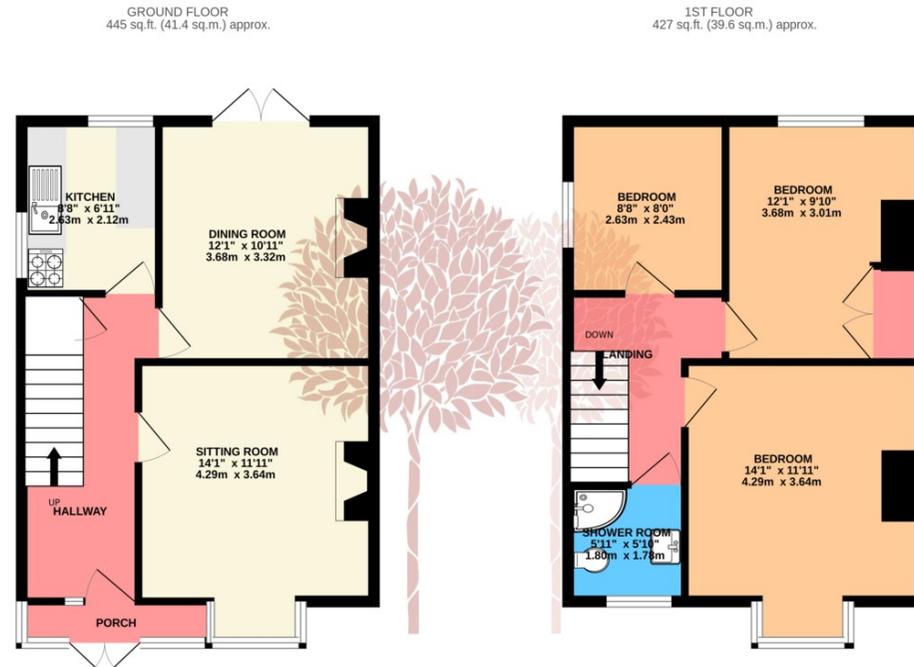
**Our vendor says....** It has been our family home since 1976 and has served us well. We've enjoyed the garden and surrounding countryside. Perfect location for excellent local schools, amenities and transport links.

**We have noticed...** This much-loved family home is brought to the market with the benefit of no onward chain and offers huge potential for a willing buyer to modernise and update the house to create their own dream home.





# Floorplan



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guide for any other purpose.

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T: 01275 406880

E: backwell@debbiefortune.co.uk

2-4 Dark Lane, Backwell, Bristol, Avon, BS48 3NP

[www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)

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