



3 Combeside, Backwell

Guide Price £315,000





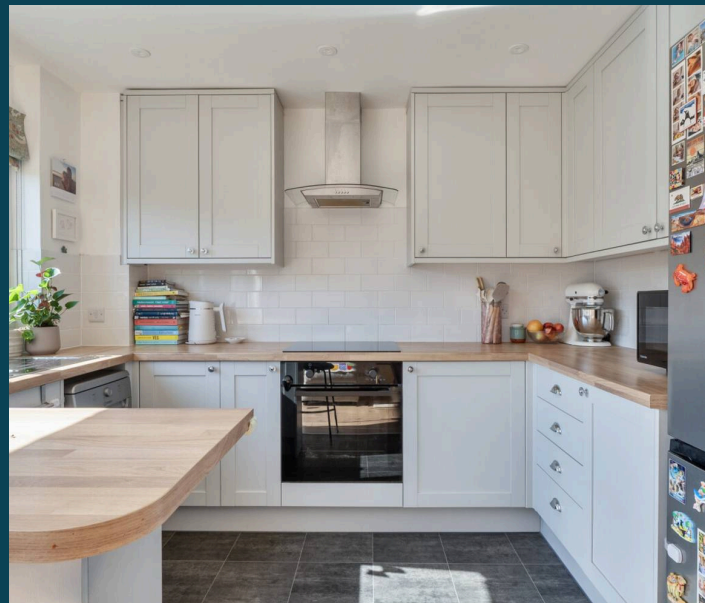
3 Combeside

Backwell, Bristol

Offered for sale with no onward chain, this stylish three-bedroom home has been thoughtfully refurbished by the current owners, including a new kitchen and bathroom.

A useful entrance hall leads into the bright, open-plan living and dining space. Wooden flooring and an exposed brick wall add character, while the large front window brings in plenty of natural light. There is also space beneath the stairs for a desk or additional storage.

To the rear is a contemporary kitchen with neutral cabinetry, integrated appliances, wooden worktops and a breakfast bar. The adjoining dining area has sliding patio doors opening directly onto the garden, creating a practical and sociable space.





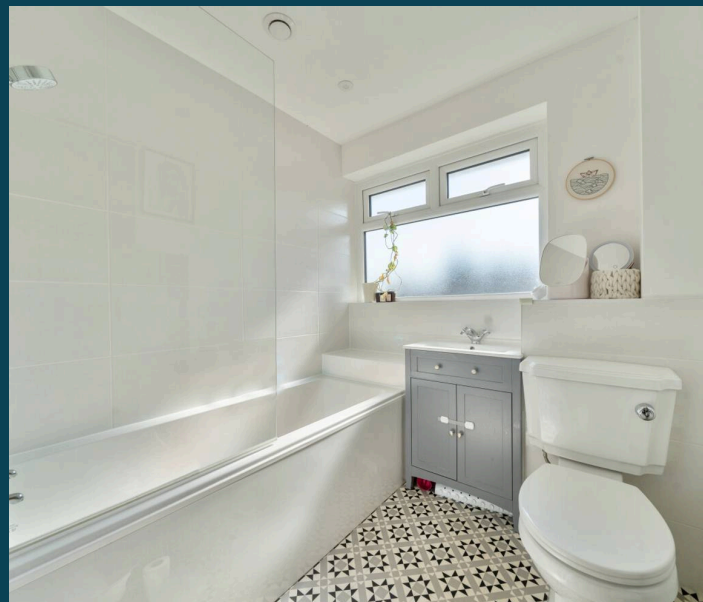
Light, Space And Storage

Upstairs, the landing includes useful built-in storage and leads to three bedrooms. All three have built-in storage and large windows, helping the first floor feel bright and practical. There are two good-sized double bedrooms, while the third is currently arranged as a home office but would also work well as a child's bedroom or nursery.

The updated family bathroom has a sleek, contemporary finish, with a bath and shower over and a modern vanity unit.

Thoughtfully Updated

Nearly every room has been newly plastered, removing the Artex commonly found in homes of this era and creating a cleaner, more modern finish throughout.



Garden, Garage And Parking

The enclosed rear garden includes a patio seating area, lawn, flower borders and a vegetable bed. There is space for children to play and for outdoor seating and dining.

A pathway leads through the garden to the garage, which provides useful storage, along with rear access and off-street parking.

To the front, the garden overlooks pathways and neighbouring front gardens. With very little passing traffic, the cul-de-sac provides a pleasant setting for families.





Living In Backwell

Backwell offers a strong sense of community and excellent transport connections. Nailsea and Backwell railway station provides direct services to Bristol and beyond, while Bristol Airport and surrounding towns are also within easy reach.

The area has well-regarded schools, local shops, cafés and traditional pubs, together with countryside walks and plenty of green space. Nearby Nailsea provides a wider choice of supermarkets, shops and everyday amenities.

This combination of community, countryside and accessibility makes Backwell particularly popular with families, professionals and buyers moving out of Bristol.

Material Information

Council Tax Band: C

Tenure: Leasehold, Approximately 941 Years Remaining

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



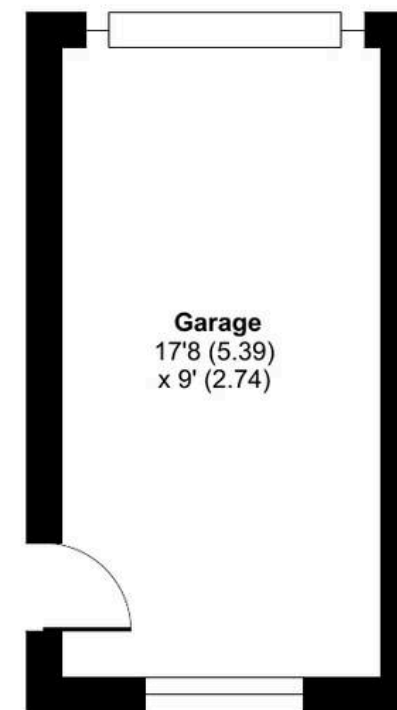
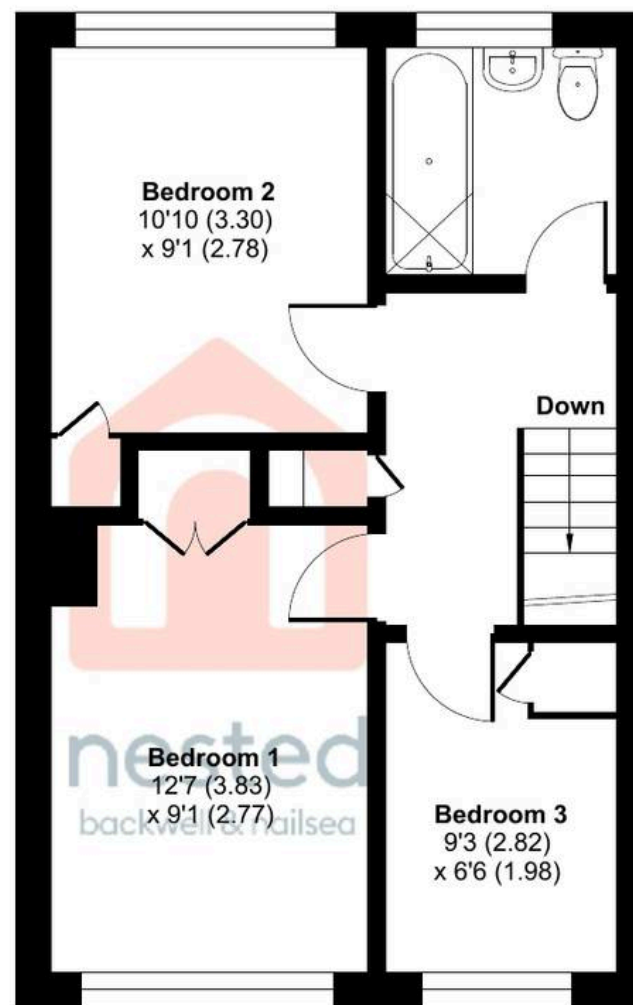
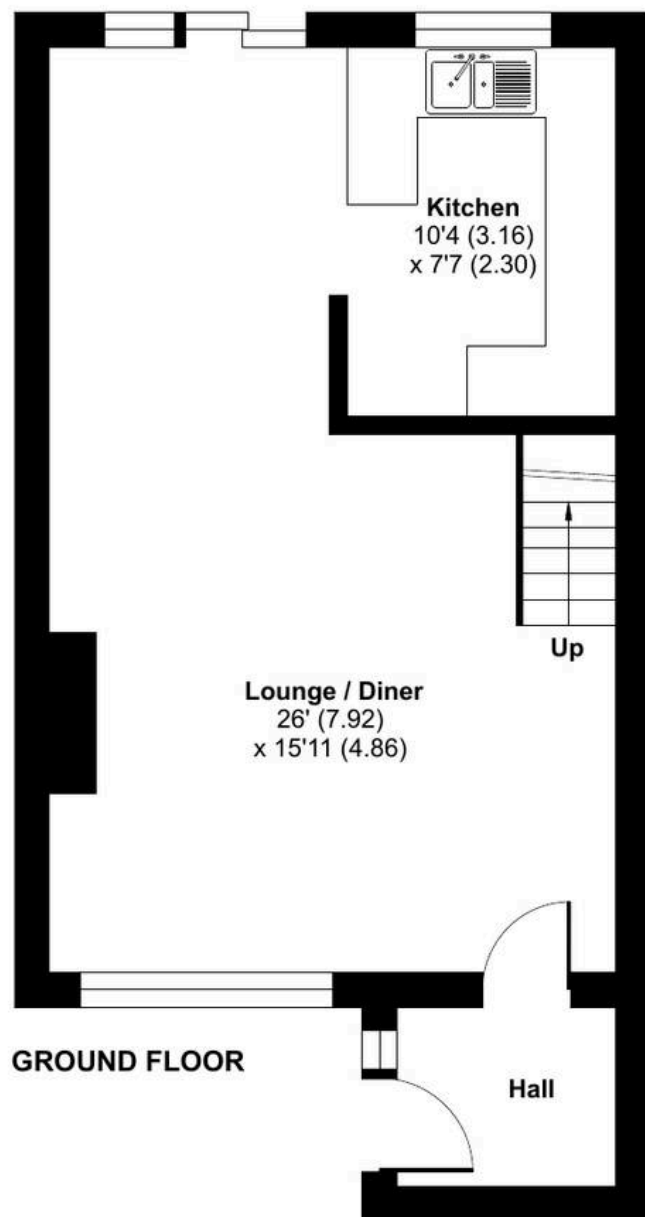
Combeside, Backwell, Bristol, BS48

Approximate Area = 864 sq ft / 80.2 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1023 sq ft / 94.9 sq m

For identification only - Not to scale





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