

19 Dark Lane Backwell BS48 3NT

£485,000

mark**templer**

RESIDENTIAL SALES





	
Property Type	How Big
House - Semi-Detached	902.60 sq ft
	
Bedrooms	Reception Rooms
3	2
	
Bathrooms	Warmth
1	Gas central heating
	
Parking	Outside
Off street & garage	Front & rear
	
EPC Rating	Council Tax Band
D	D
	
Construction	Tenure
Traditional	Freehold

Situated in a popular area in the heart of this sought after village, 19 Dark Lane is a property full of charm and potential, sure to appeal to a wide range of buyers. Offering spacious open plan living, a generous garden, and ample parking, this much loved home is ready for a new family to make it their own. The property is also offered with the added benefit of no onward chain. The property is approached via a convenient porch leading into a light and welcoming entrance hallway. From here, doors open into the front sitting room, featuring a bay window and a fireplace with a wood burner, perfect for cosy evenings with family and friends. The hallway also provides access to a downstairs WC and leads through to the kitchen. The home has been thoughtfully extended to create a large open plan kitchen/dining space, complete with a feature gas fireplace and Velux windows that flood the room with natural light, making it a true hub of the home. Doors open directly onto the garden, and there is also a practical and well positioned utility area. Upstairs, the property offers three bedrooms, two of which benefit from built in storage, all served by a family bathroom.

Externally, the front of the property features a gravelled, off road parking area with space for several vehicles, enclosed by a front gate and bordered by mature planting. A covered side carport provides useful sheltered storage for bikes and outdoor equipment and gives access to a separate garage. The garage, approximately 25ft in length, includes a side door and window, offering excellent potential as a workshop or additional storage space. The rear garden is a standout feature of the property, extending to an impressive length of over 120ft. Mainly laid to lawn and complemented by a variety of mature shrubs and hedging. It provides an ideal space for families, whether for children to play, entertaining guests, or even growing vegetables, with ample room for keeping chickens.

Dark Lane is a desirable residential address in the heart of Backwell, a village renowned for its strong sense of community and excellent local amenities. The area is particularly popular with families due to its highly regarded schools, including Backwell School. A range of shops, cafés, and services are available within the village, while nearby mainline railway stations at Backwell and Nailsea offer direct links to Bristol, Weston-super-Mare, London and beyond. The A370 and M5 motorway provide convenient road access, and Bristol Airport is just a short drive away. The surrounding countryside offers an abundance of scenic walking and cycling routes. With its prime location, generous garden, and versatile living space, 19 Dark Lane represents a fantastic opportunity for buyers seeking a home with scope and potential in this desirable North Somerset village. Early viewing is highly recommended.



A charming home offering exceptional potential in a prime village setting in Backwell



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



About this property

TENURE
Freehold

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1000 Mbps and the highest available upload speed 1000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

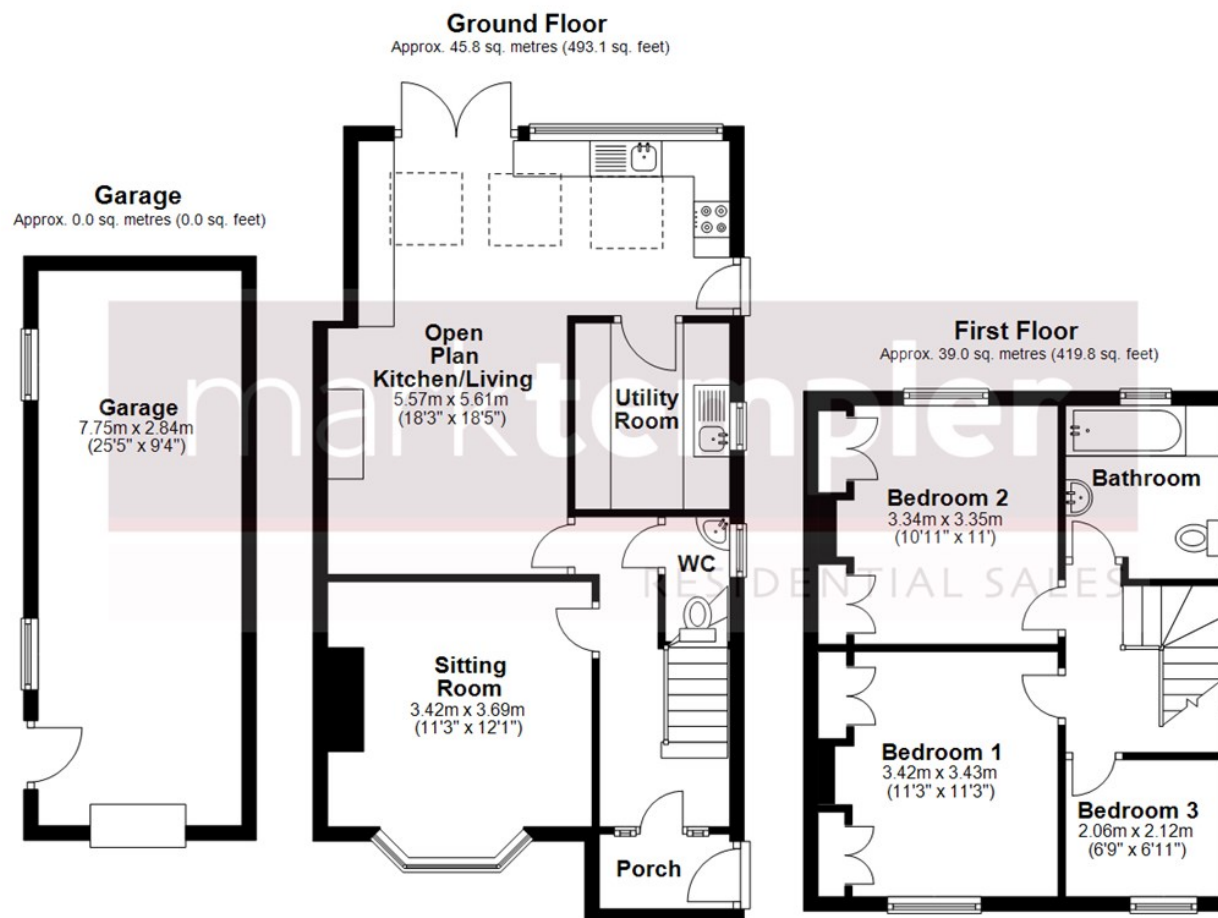
PLANNING PERMISSION
There are pending and approved planning permissions within the local area, we advise you make your own enquiries at planning.n-somerset.gov.uk/online-applications/ or map.n-somerset.gov.uk/dande.html.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.



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Total area: approx. 84.8 sq. metres (912.9 sq. feet)

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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.