Greylands Downside Road Backwell BS48 3DZ | **£465,000**

marktempler
RESIDENTIAL SALES









Property Type
House - Detached

How Big
1416.80 sq ft

Bedrooms
4

Reception Rooms
3

Bathrooms
2

Warmth
Gas central heating

Parking
Off street & garage

Outside
Front & rear

EPC Rating
E

Council Tax Band
D

Construction
Traditional

Tenure
Freehold

Versatile detached family home occupying a generous position Downside, on the fringes of Backwell – Greylands is a deceptively spacious family home offering a wonderfully flexible arrangement of accommodation across two floors. The property enjoys a welcoming feel from the moment you step through the front door, with a central entrance hall providing access to the principal rooms. To the rear, a spacious dining room provides an ideal setting for family meals and entertaining, flowing naturally into the sitting room to create a sociable and versatile living environment. The sitting room enjoys a pleasant outlook across the garden and opens directly to the outside, allowing the garden to become a natural extension of the home during the warmer months. The kitchen is positioned to the rear of the property and is fitted with a range of wall and base cabinets with work surfaces over. A particularly appealing feature of Greylands is the flexibility of the accommodation, with a ground floor bedroom positioned alongside a shower room, creating an excellent opportunity for multi-generational living, guest accommodation or those seeking single-level living options. A separate study completes the ground floor and provides an ideal space for home working, hobbies or a playroom. To the first floor, the landing leads to three further bedrooms, all enjoying comfortable proportions and excellent natural light. Completing the first floor is a family bathroom fitted with a three-piece suite including bath, wash hand basin and WC.

Outside, the property enjoys mature gardens that complement the character and proportions of the house beautifully. The rear garden offers a pleasant combination of lawn and patio areas, creating flexible spaces for outdoor dining, entertaining or simply sitting back and enjoying the surroundings. Established planting helps create privacy and interest throughout the seasons, while the overall plot provides ample space for keen gardeners and families alike. To the front, the property benefits from driveway parking together with access to the garage, which offers useful storage, workshop potential or secure parking if required. The combination of mature gardens, generous outside space and practical parking arrangements enhances the appeal of what is already a versatile family home.

Downside is a well-established area on the edge of Backwell, conveniently positioned for access to both village amenities and transport links. Nearby Backwell offers a range of everyday facilities including shops, public houses, a health centre and well-regarded schooling, while Backwell and Nailsea mainline railway station provides direct services to Bristol, Bath and London. The surrounding countryside offers plenty of opportunities for walking and outdoor recreation, with excellent road links via the A38, A370 and M5 also within easy reach. Combining flexible accommodation, mature gardens and a convenient North Somerset location, Greylands offers an excellent opportunity for buyers seeking a spacious detached home with scope to make their own.

















Versatile family home ideally situated on Downside Road





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
LPG Gas
Mains water
Septic tank

HEATING
Gas fired central heating

BROADBAND
Superfast broadband is available with the highest available download speed 80 Mbps and the highest available upload speed 20 Mbps.

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

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 their knowledge.

For the latest properties and local news follow marktempler residential sales, Yatton on:

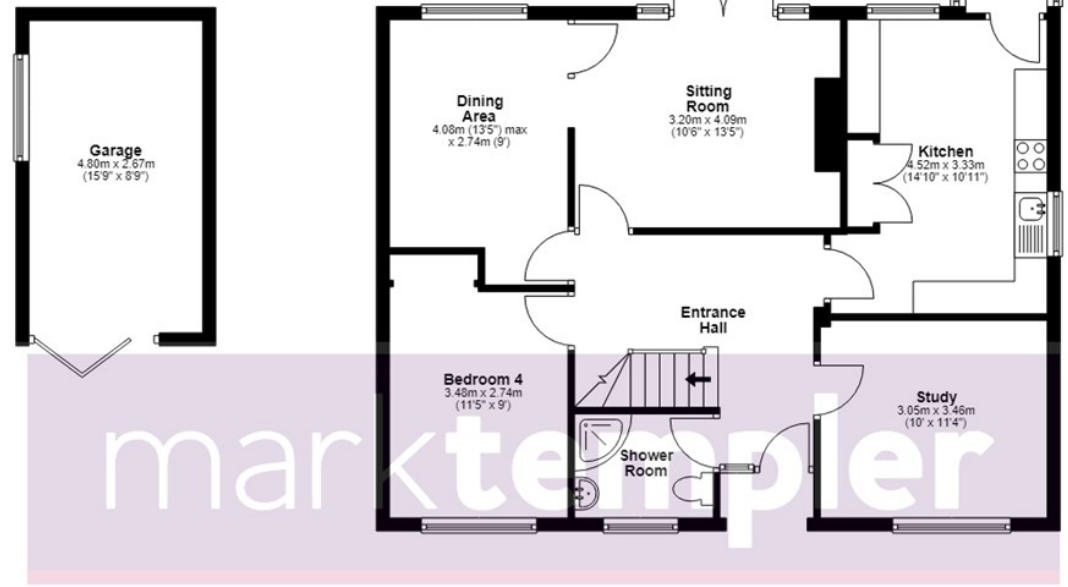
YouTube

Ground Floor

Approx. 78.7 sq. metres (846.6 sq. feet)

Garage

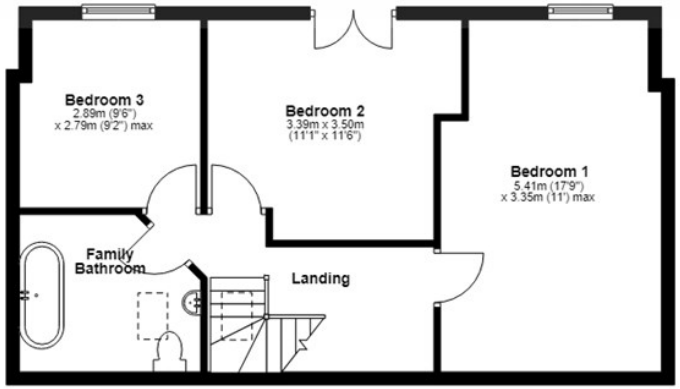
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)



marktempler RESIDENTIAL SALES

First Floor

Approx. 53.0 sq. metres (570.2 sq. feet)



Total area: approx. 131.6 sq. metres (1416.8 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be