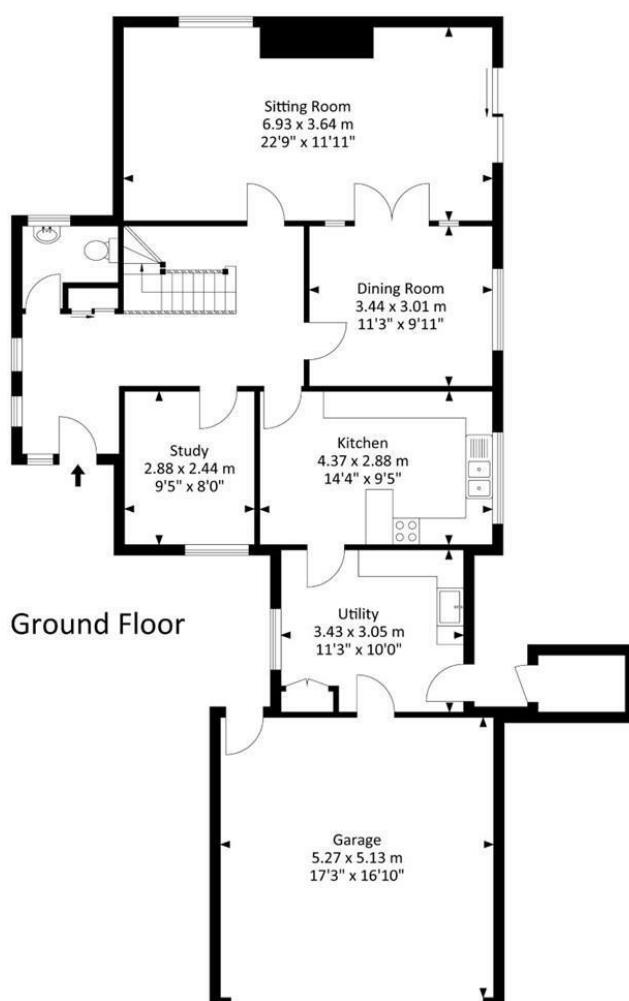
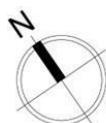


# Robinson Way, Backwell BS48 3BP

Approx. Gross Internal Area  
1676.40 Sq.Ft - 155.80 Sq.M

Garage  
291.0 Sq.Ft - 27.0 Sq.M

Total  
1967.40 Sq.Ft - 182.80 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

**Tenure:** Freehold

**Floor area:** 1676.00 sq ft

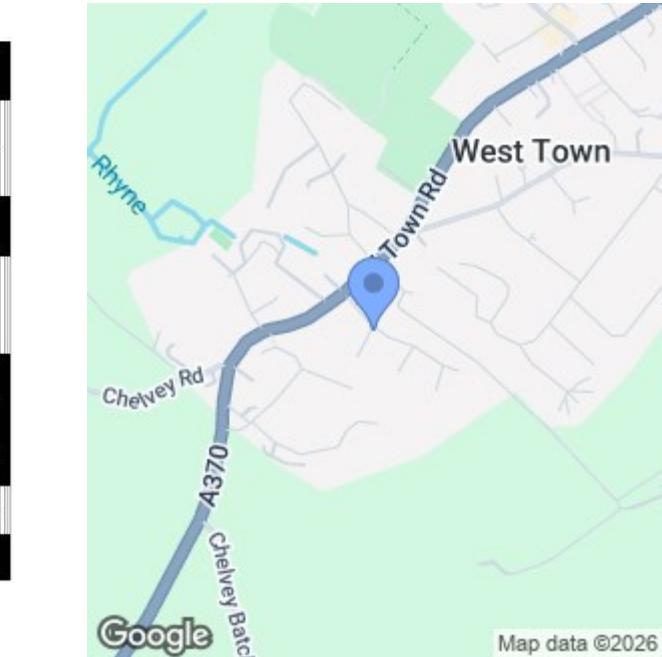
**Tax Band:** G

**Local Authority:** North Somerset

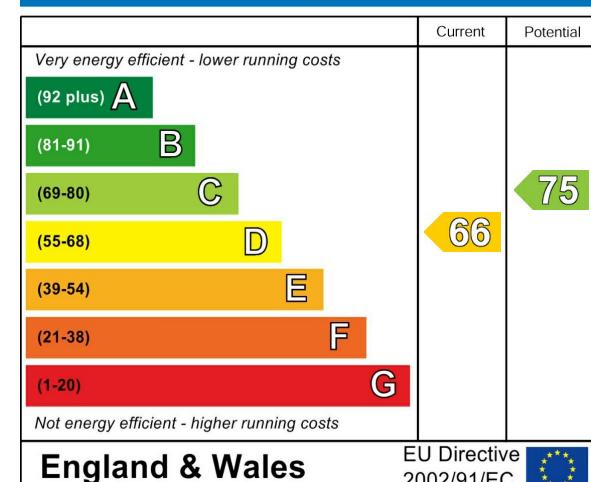
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating



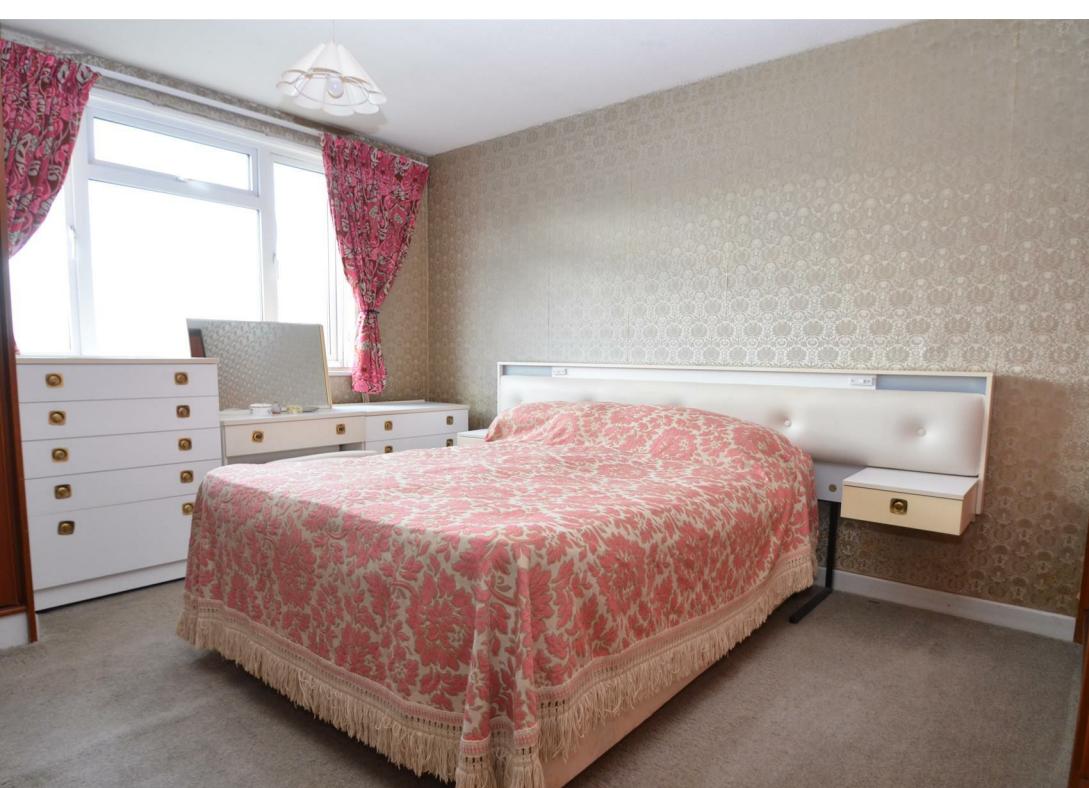
**1 Robinson Way, Backwell, BS48 3BP**

Guide price £725,000



**NO ONWARD CHAIN.** A substantial and more individual, 4 Bedroom detached family home, that comes to the market for the first time since it was built in 1972, offering generous sized accommodation including 3 reception rooms along with a fabulous sized rear garden which has a gate providing access to a hillside lane and the countryside beyond. The property is in need of updating throughout but offers huge potential for those looking to stamp their mark and create their perfect home. The house stands towards the western edge of the sought-after village of Backwell, close to picturesque open countryside but still within very easy reach of the village centre, the infant school and the Station. The outstanding junior school and Backwell School are also within easy walking distance. Other nearby include a series of local shops, two pubs, a Tennis Club, a football club, a gym and a swimming pool. A wider range of facilities are offered in neighbouring Nailsea. 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. The layout briefly comprises: Entrance Hall, Cloakroom, Study, Lounge, Dining Room, Kitchen/Breakfast Room and Utility Room. On the first floor there are 4 Bedrooms and 2 Bathrooms whilst externally there are fabulous gardens to the front and rear along with a double garage and driveway parking. EPC rating - D.

**Entrance Hall**  
10'9" x 10'1" (3.28m" x 3.07m")



**Cloakroom**  
6'0" x 5'8" (1.83m" x 1.73m")

**Study**  
9'5" x 8'0" (2.87m" x 2.44m")

**Lounge**  
22'9" x 11'11" (6.93m" x 3.63m")

**Dining Room**  
11'3" x 9'11" (3.43m" x 3.02m")

**Kitchen/Breakfast Room**  
14'4" x 9'5" (4.37m" x 2.87m")

**Utility Room**  
11'3" x 10'0" (3.43m" x 3.05m")

**Main Bedroom**  
13'9" x 11'1" (4.19m" x 3.38m")

**En Suite**  
7'5" x 5'4" (2.26m" x 1.63m")

**Bedroom 2**  
12'0" x 11'3" (3.66m" x 3.43m")

**Bedroom 3**  
12'0" x 11'3" (3.66m" x 3.43m")

**Bedroom 4**  
8'10" x 8'0" (2.69m" x 2.44m")

**Family Bathroom**  
7'7" x 5'4" (2.31m" x 1.63m")

**Double Garage**  
17'3" x 16'10" (5.26m" x 5.13m")

**Workshop**  
23'66" x 12'37" (7.01m" x 3.66m")

**Large Gardens**  
101' x 79' (30.78m x 24.08m)

