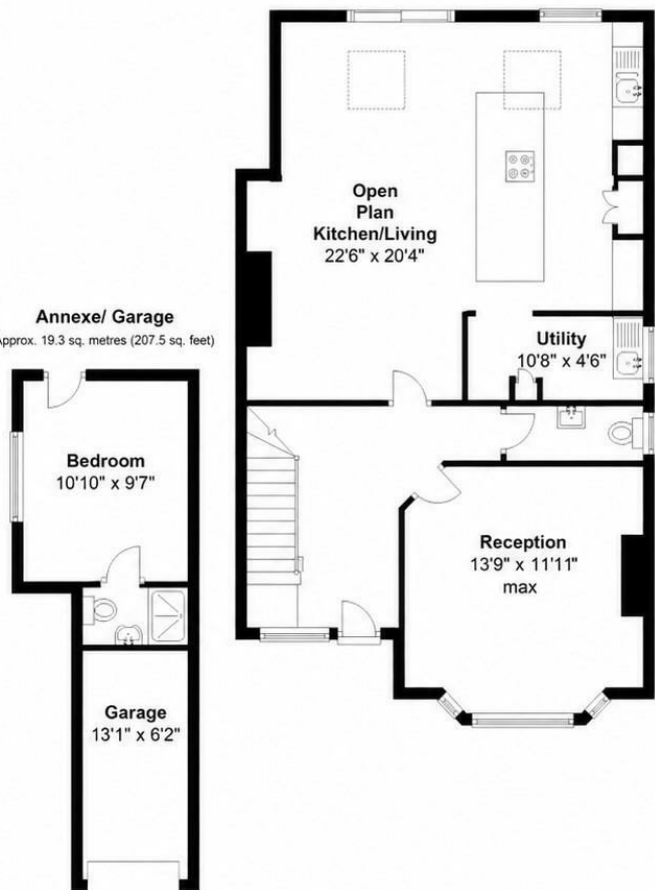


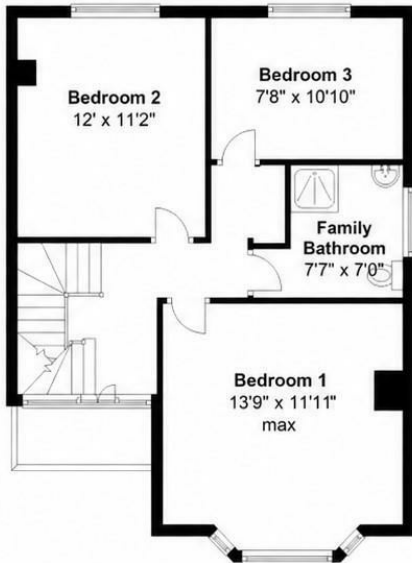
Ground Floor

Approx. 70.3 sq. metres (757.2 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.9 sq. feet) (excluding unnamed room)



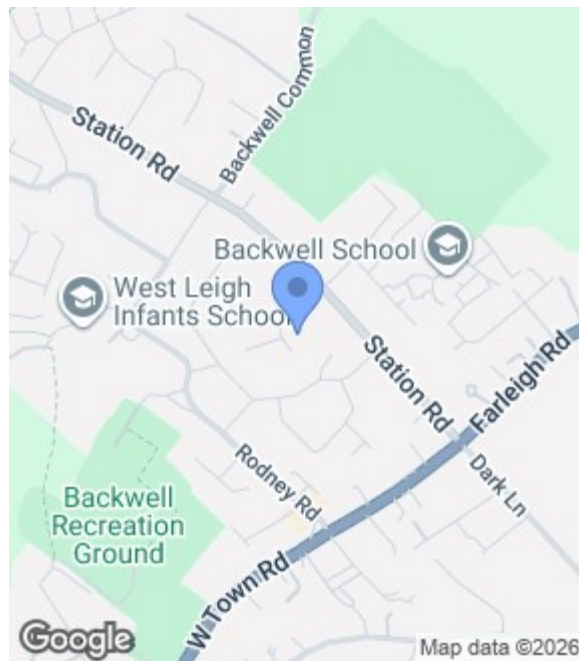
Second Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



Total area: approx. 162.9 sq. metres (1753.3 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window locations and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	83
	EU Directive 2002/91/EC	

Tenure: Freehold

Floor area: 1753.00 sq ft

Tax Band: E

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ginos Estate Agents

6 Ryves Vale, Tickenham, BS21 6FZ

T. 01275 540 176 | sales@ginosproperties.co.uk

ginosproperties.co.uk



15 The Crescent, Backwell, BS48 3NL

£695,000



NO ONWARD CHAIN. An outstanding 4/5 Bedroom semi-detached family home, located in a popular cul de sac in the village of Backwell, that has been substantially extended & modernised in recent years, and finished to a fabulous standard throughout, combining contemporary design with practical family living.

Superbly located, in this quiet, traffic free road, just a short distance from the centre of the village with all its amenities and within walking distance of the excellent schools and train station, the layout comprises: Welcoming Entrance Hallway, Cloakroom, Lounge with bay window, stunning open-plan Kitchen/Dining/Family Room and Utility Room.

The ground floor has underfloor heating throughout. On the first floor there are three well-proportioned Bedrooms along with a contemporary Shower Room whilst another double Bedroom with En-Suite Bathroom and fitted storage await you on the second floor. From here, there are also lovely elevated views.

Externally there is a nice sized, landscaped rear garden with patio area raised seating section whilst to the front there is a smart driveway providing off-road parking with attractive Cumbrian slate flowerbed borders. Additionally, there is a slightly smaller than usual garage along with a further Bedroom & En Suite which acts as a detached self-contained annexe that would make an ideal home office, teenage area or Airbnb opportunity. EPC rating - C.



- Entrance Hall**
8'3 x 5'6 (2.51m x 1.68m)
- Cloakroom**
- Lounge**
13'9 x 11'11 (4.19m x 3.63m)
- Kitchen/Dining/Family Room**
22'6 x 20'4 (6.86m x 6.20m)
- Utility Room**
10'8 x 4'6 (3.25m x 1.37m)
- Bedroom 1**
13'9 x 11'11 (4.19m x 3.63m)
- Bedroom 2**
12 x 11'2 (3.66m x 3.40m)
- Bedroom 3**
10'10 x 7'8 (3.30m x 2.34m)
- Family Shower Room**
7'7 x 7'0 (2.31m x 2.13m)
- Bedroom 4**
12'7 x 10'7 (3.84m x 3.23m)
- En Suite Bathroom**
7'10 x 6'6 (2.39m x 1.98m)
- Annexe Bedroom**
10'10 x 9'7 (3.30m x 2.92m)
- Annexe Shower Room**
- Garage**
13'1 x 6'2 (3.99m x 1.88m)
- Gardens**

