



PARKER'S

ESTATE AGENTS
REGISTERED VALUERS

TOWN • VILLAGE • COUNTRY

99 Farleigh Road, Backwell

Guide Price £515,000



99 Farleigh Road

Backwell, Bristol

This superb detached bungalow presents an exceptional opportunity for buyers seeking a home with huge potential for updating, remodelling or extending, making it an ideal blank canvas to create your dream property.

Offered with no onward chain, this spacious three bedroom detached Bungalow is set within a desirable location, perfectly placed for access to highly regarded local schools, a range of shops and every-day amenities. The property is also well suited for commuters, with the mainline train station, convenient motorway links and Bristol International Airport all within easy reach.

Inside, the accommodation opens with an entrance porch leading into a welcoming reception hall, setting the tone for the generous proportions found throughout and leading in turn to the sitting room, dining room, a bright conservatory and kitchen, all three double bedrooms, a shower room and a separate W.C.. The property retains charming original features, including lovely high ceilings and authentic 1930s doors, which add character and a sense of history. Practical elements include a large high access detached garage with power connected, a driveway and turning bay, ensuring plenty of parking and storage options. The property sits on a fabulous sized plot, providing mature gardens that could be redesigned to suit your personal taste.

For those who enjoy the outdoors, countryside walks, Backwell Nature Reserve and the Festival Cycle Path are all easily accessible, offering plenty of opportunities for recreation and relaxation.



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This is a rare chance to acquire a detached bungalow in a popular and convenient location, with the scope to update and enhance to your own specifications, making it a truly exciting prospect for families, downsizers or anyone looking to create a bespoke home. Early viewing is highly recommended to fully appreciate the potential and the lifestyle on offer with this attractive property.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

BACKWELL:

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.



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Entrance Porch

Tiled floor. Original glazed wooden door to reception hall.

Reception Hall

Built in storage cupboards, one housing immersion tank. Loft access with fitted ladders. Radiator. Doors to all rooms.

Sitting Room

Feature stone fireplace with wooden mantle. Radiator. Dual aspect with UPVC double glazed windows to front and side. Feature porthole window.

Dining Room

Two radiators and UPVC double window to side. UPVC double glazed door to conservatory.

Conservatory

Of dwarf wall and UPVC construction with door opening to garden.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Gas fired Rayburn which is a combined boiler/cooker. Walk in pantry with window to rear. Spaces for undercounter fridge and washing machine. Vinyl tile flooring and UPVC double glazed window to rear. UPVC double glazed door to side.

Bedroom 1

Fitted wardrobes. Radiator and UPVC double glazed window to front.

Bedroom 2

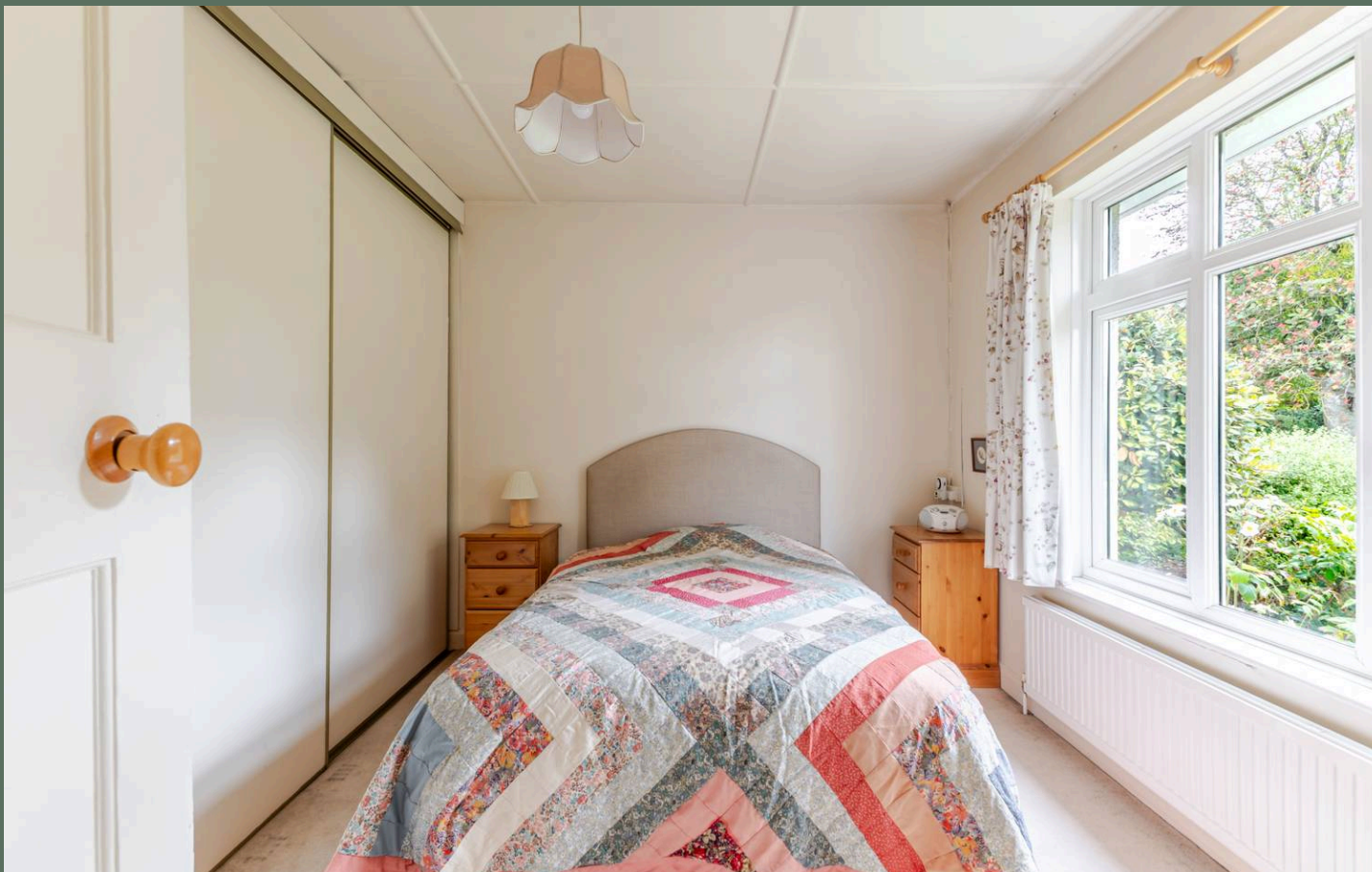
Radiator and UPVC double glazed window to side.

Bedroom 3

Built in cupboard. Radiator and UPVC double glazed window to side.



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Shower Room

Tiled and fitted with a white suite comprising; shower enclosure with mains fed shower and pedestal wash basin. Heated towel rail, extractor and tiled floor. UPVC double glazed window to rear.

Separate W.C.

Fitted with a white low level W.C. Vinyl tile flooring. UPVC double glazed window to rear.

Front Garden

Enclosed by stone wall and natural hedging with lawns, shrubs, and extensive drive and turning bay.

Rear Garden

Fully enclosed by timber panel fencing and natural hedging. Predominantly laid to lawn with well stocked mature borders. Outside tap.

GARAGE

Double Garage

Bespoke built garage with high double door access. Originally designed for housing a large truck. Power connected.

OFF STREET

5 Parking Spaces

Tarmac driveway provides ample off street parking.



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Approximate Gross Internal Area = 106.2 sq m / 1143 sq ft



For illustrative purposes only. Not to scale. ID1331682
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.
Floor Plan Produced by EPC Provision



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

