



PARKER'S

ESTATE AGENTS
REGISTERED VALUERS

TOWN • VILLAGE • COUNTRY

5 West Town Road, Backwell

Guide Price £535,000



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5 West Town Road

Backwell, Bristol

Spacious Four-Bedroom Detached Home with a Stunning Garden in a Sought-After Location

This characterful four bedroom detached family home, offered for sale with no onward chain, presents a rare opportunity to acquire a substantial 1930s residence in the heart of the village. Sensibly priced to reflect the need for some cosmetic updating, the property is perfect for buyers seeking to put their own stamp on a spacious and well-maintained home. The extended layout provides a welcoming entrance porch, a generous reception hall, and a convenient ground floor shower room, sitting room, dining room and a kitchen/breakfast room. Upstairs, there are four comfortable bedrooms and a family bathroom, providing flexible accommodation for growing families or home working needs. This home is further enhanced by owned solar panels with battery storage and an EV charger, ensuring excellent energy efficiency and future-proofed convenience.

Situated in a central village location, the property enjoys easy access to highly regarded schools, public transport links, and a variety of local shops, making it an ideal choice for families and commuters alike. Outside, the established south facing rear gardens offer a tranquil and private setting, with mature planting, lawned areas, and space for outdoor seating or play. The driveway provides ample off-road parking and leads to a garage with power connected (perfect for storage, a workshop, or secure parking). The garden's sunny aspect makes it an inviting retreat throughout the year, while the generous plot

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allows scope for further landscaping or extension (subject to the necessary consents). With its blend of character, potential, and a superb location, this is a home that truly warrants early viewing to appreciate all it has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



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Porch

5' 11" x 4' 11" (1.80m x 1.50m)

Hall

Sitting Room

11' 2" x 12' 6" (3.40m x 3.80m)

Lounge

11' 6" x 16' 1" (3.50m x 4.90m)

Kitchen/Dining Room

22' 4" x 10' 2" (6.80m x 3.10m)

Shower Room

5' 11" x 5' 11" (1.80m x 1.80m)

Landing

Bedroom 1

11' 2" x 12' 10" (3.40m x 3.90m)

Bedroom 2

11' 6" x 10' 2" (3.50m x 3.10m)

Bedroom 3

11' 6" x 8' 2" (3.50m x 2.50m)

Bedroom 4

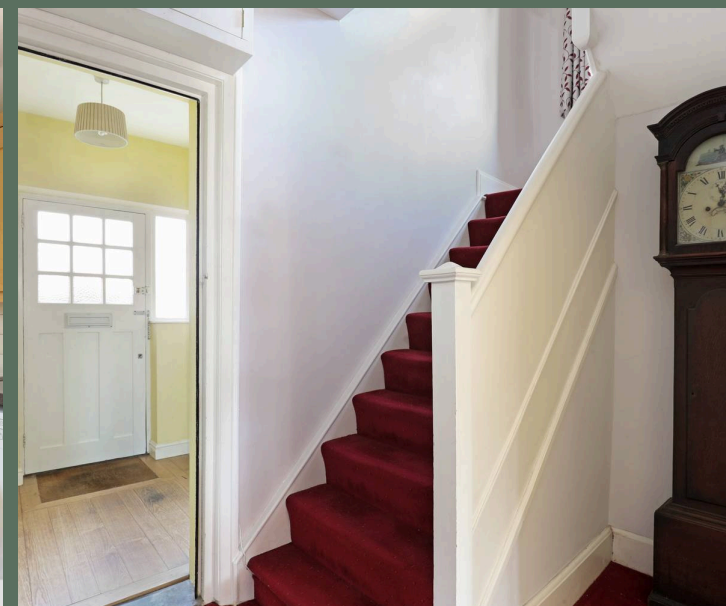
6' 7" x 11' 2" (2.00m x 3.40m)

Bathroom

8' 2" x 5' 11" (2.50m x 1.80m)

Garage

14' 9" x 9' 2" (4.50m x 2.80m)



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FRONT GARDEN

REAR GARDEN

Off street

2 Parking Spaces

Garage

Single Garage



Backwell

Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.

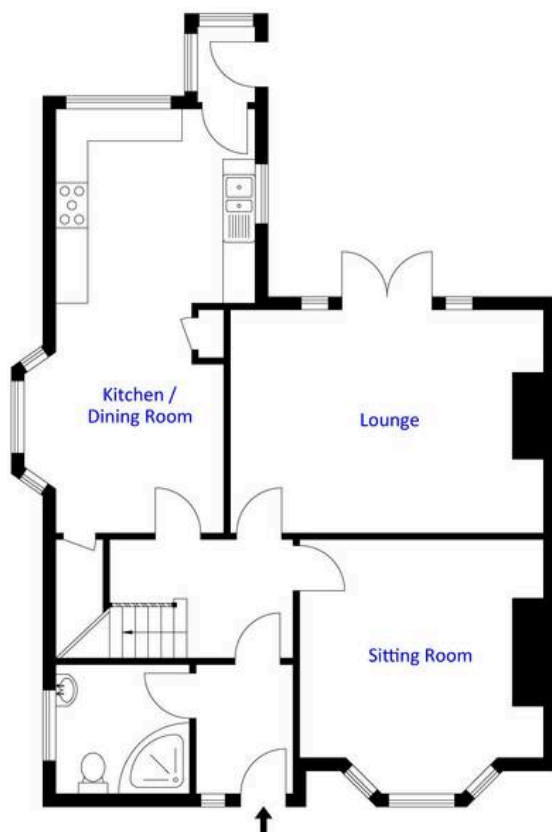


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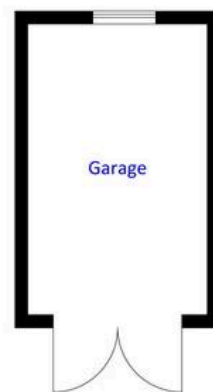


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Approx. Gross Internal Area
1452.0 Sq.Ft - 134.9 Sq.M
(Total area includes garage)



Ground Floor



First Floor

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.



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.



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