



## Marlyn

Downside Road, Backwell, Bristol, BS48 3EW

Price: £350,000

- Renovation project with scope to extend (subject to planning)
- Detached bungalow
- Two Bedrooms
- Garage and Summer House
- Large garden
- Great location for commuters

Looking for an investment opportunity? Then look no further!! Detached two-bedroom bungalow on a great sized plot with detached garage. EPC rating E

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# Downside Road, Backwell, BS48 3EW

## DESCRIPTION

Looking for an investment opportunity? Then look no further!! This property oozes potential having the added advantage of a great size plot complete with detached garage and a fantastic size summer house situated in the enclosed rear garden.

The property benefits from two good size reception rooms, 23-foot kitchen diner and two further bedrooms hosted by family wet room.

## Outside

Externally the property boasts an ample size front garden with parking for at least 3 cars with scope to extend if necessary. The mature enclosed rear garden is extremely private with wooden fence panels, patio area, grassy lawn area and access to detached garage and wooden summer house ideal for anyone wanting a separate space for a home office or outside gym area.

## DIRECTIONS

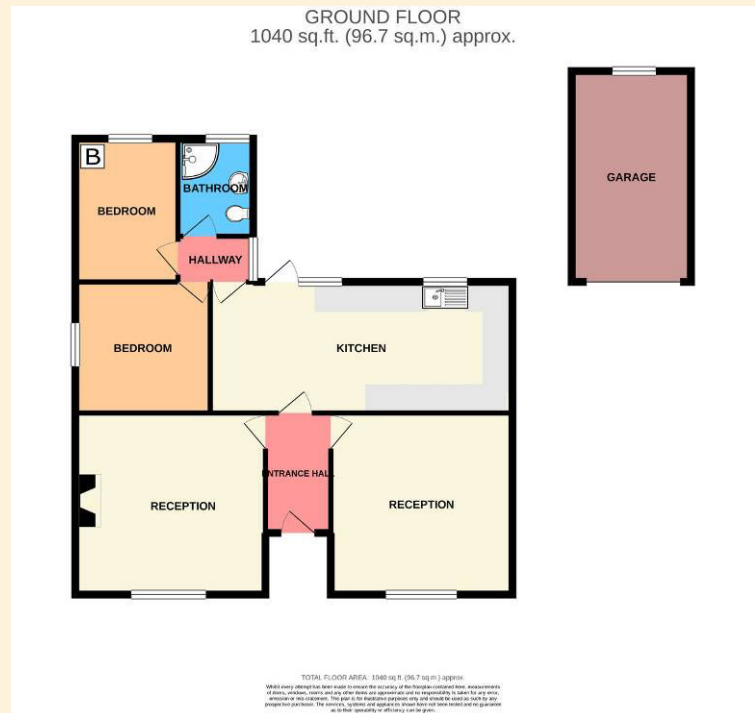
Travelling on the A370 from the Bristol direction turn left into the Brockley Combe Road at the traffic lights. Continue through Brockley Combe for about two miles and the road will become Downside Road. Continue towards the A38 passing Hyatts Wood Road and Coombe Dale on the left and the property will soon be found on the right-hand side.

## SITUATION

Backwell is a suburban village south west of Bristol, on the A370 to Weston-super-Mare. It includes the hamlets of Backwell Common, Backwell Green and Farleigh. Nearby are Nailsea, Flax Bourton, Yatton, Brockley and Barrow Gurney. Backwell Lake is next to the road between Nailsea and Backwell and is just north of the railway station. The village has a long history, appearing in the Domesday Book in 1086 with the name 'Bacoile' meaning 'The well back on the hill'. The well is still in existence. Many residents of Backwell commute daily to Bristol by car via the A370, bus or train - the railway station has a direct service to London. Backwell is close to the M5 motorway and Bristol International Airport at Lulsgate is 3 miles (4.8 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Backwell has excellent infant, junior and secondary schools; West Leigh Infant School, Backwell Church of England Junior School and Backwell Secondary school are currently OFSTED rated 'outstanding', also secondary school Backwell School, consistently features high in the league tables for GCSE results, and is recognised as one of the best state schools in North Somerset.

## PROPERTY DETAILS

RECEPTION	13' 11" x 13' 08" (4.24m x 4.17m)
RECEPTION	15' 09" x 14' 05" (4.8m x 4.39m)
KITCHEN	23' x 9' 11" (7.01m x 3.02m)
BEDROOM	10' x 9' 11" (3.05m x 3.02m)
BEDROOM	10' 10" x 7' 08" (3.3m x 2.34m)
BATHROOM	7' 05" x 5' 07" (2.26m x 1.7m)



**We have noticed ...** This property is full of potential if it's a project or investment you are looking for then book early to avoid disappointment.



Debbie Fortune Estate Agents, 2-4 Dark Lane, Backwell, Bristol, BS48 3NP

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