estate agents auctioneers

hollis morgan

Rock Cottage, 116 Farleigh Road, Backwell, North Somerset, BS48 3PF

Postponed £400,000

A handsome double bay front period home (1323 Sq ft) with rear garden and no onward chain.

- Double Bay Fronted Period Home
- Three Bedrooms
- Open plan kitchen dining area
- Rear Garden with Patio
- Gas Central Heating
- No Onward Chain

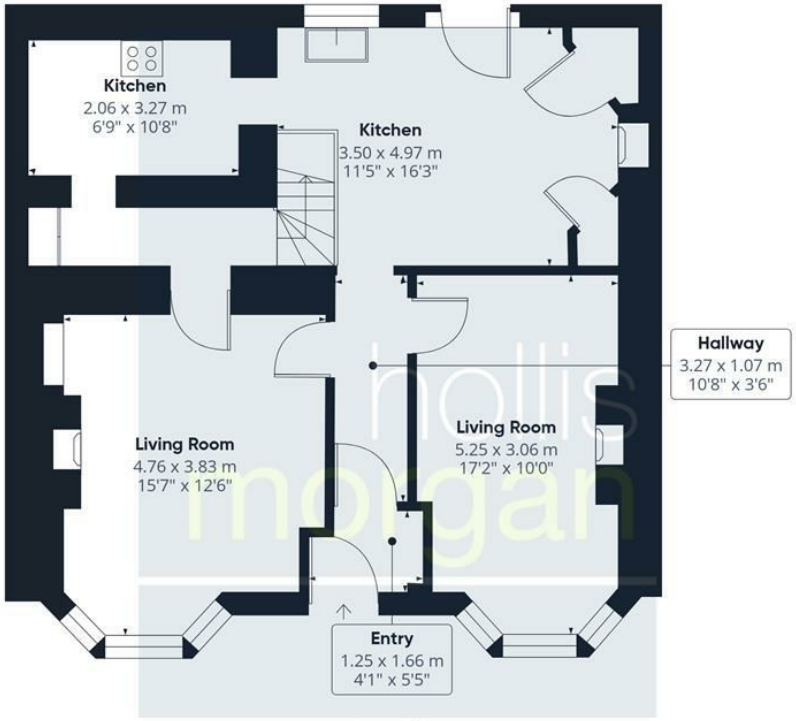
The Property
A charming double bay fronted period house occupying an elevated position on the fringes of Backwell with charming views over the Backwell Allotments and The Common towards Wraxall and Tickenham. The well presented family accommodation (1323 Sq Ft) is arranged over two floors with bright and airy flexible ground floor space comprising two reception rooms and open plan kitchen diner whilst upstairs are 3 bedrooms and a family bathroom. To the rear is a private enclosed rear garden with access via the kitchen with a patio area and steps up to the walled garden.

Sold with vacant possession.

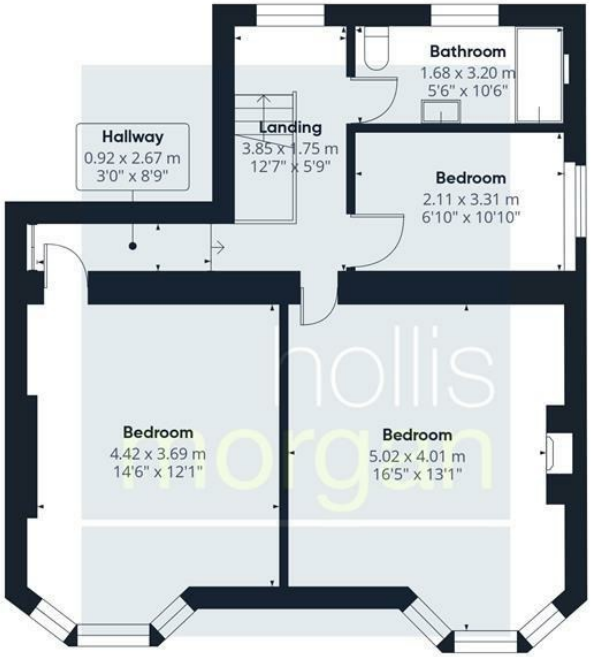
Parking - Off street parking to the front of the property shared with the neighbour | Additional unrestricted parking on nearby streets.

Location
Backwell is a suburban village south west of Bristol, 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 junior and secondary schools; the largest junior school is Backwell Church of England Junior School, which is highly praised by Ofsted and performs consistently well in the league tables, and 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.

Further Information
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



Ground Floor



Floor 1

Approximate total area(1)

122.9 m²

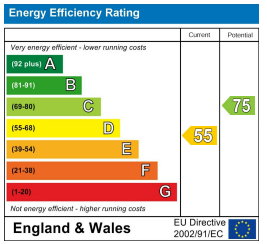
1323 ft²

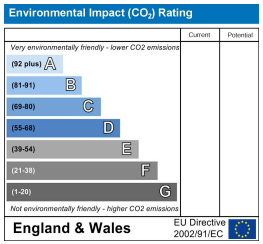
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan