

8 Robinson Way Backwell BS48 3BP

£675,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
1733.10 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
D



COUNCIL TAX BAND  
F



Set within a peaceful cul-de-sac, 8 Robinson Way offers a well-presented detached family home, available to the market with the benefit of no onward chain. The accommodation is arranged to provide a practical and comfortable layout, ideally suited to modern family living. A welcoming entrance hall leads into a bright sitting room, enjoying a dual aspect, flooding the room with natural light. Glazed doors open into the conservatory, providing an additional reception room that enjoys lovely views over the garden, creating the perfect spot to relax or entertain. The separate dining room offers a more formal space for gatherings, while the adjoining kitchen/breakfast room is fitted with a range of cabinets. For those who prefer open plan living, there is the potential to open these two spaces into one. A cloakroom WC and a useful internal lobby that links to the double garage completes the ground floor. Upstairs, the first floor provides four well-proportioned bedrooms, offering plenty of flexibility for family, guests or a home office. These are served by both a family bathroom and a shower housed in the third bedroom.

The gardens surrounding the property are private and well maintained, offering a balance of mature plants and open lawn. The rear garden is largely laid to lawn, framed by established shrubs and evergreens that provide colour and privacy throughout the year. This practical garden is easy to enjoy, with ample room for outdoor dining, children's play or further landscaping should buyers wish. The front garden is particularly attractive, with a manicured lawn and pretty borders filled with flowers, shrubs and hedging that enhance the approach to the property. Parking is generous, with a driveway providing space for several vehicles, in addition to the attached double garage, which benefits from an electric up-and-over door and excellent storage.

Robinson Way is a desirable residential address in the heart of Backwell, a village well known for its community spirit and strong local amenities. Families are particularly drawn to the area thanks to its excellent schools, including the highly regarded Backwell School, while everyday needs are met by a choice of shops, cafes and services within the village. For commuters, the nearby mainline railway stations at Backwell and Nailsea station provide direct services to Bristol, Weston-super-Mare and beyond, with the A370 and M5 motorway offering easy road access. The surrounding countryside also provides a wealth of footpaths and cycle routes to explore, while Bristol Airport is only a short drive away. With its convenient setting, attractive gardens and spacious accommodation, 8 Robinson Way represents an excellent opportunity for those looking for a detached home in this sought-after North Somerset village.













Ideally situated within peaceful Backwell cul de sac



#### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## Up your street...

Glorious walks at nearby Backwell Lake

Level Access to Backwell's village amenities

Highly regarded Backwell Secondary School and Sixth Form

Cosy local Public Houses

St Andrew's Church

Mainline railway station

Easy access to Bristol city centre and M5 motorway network



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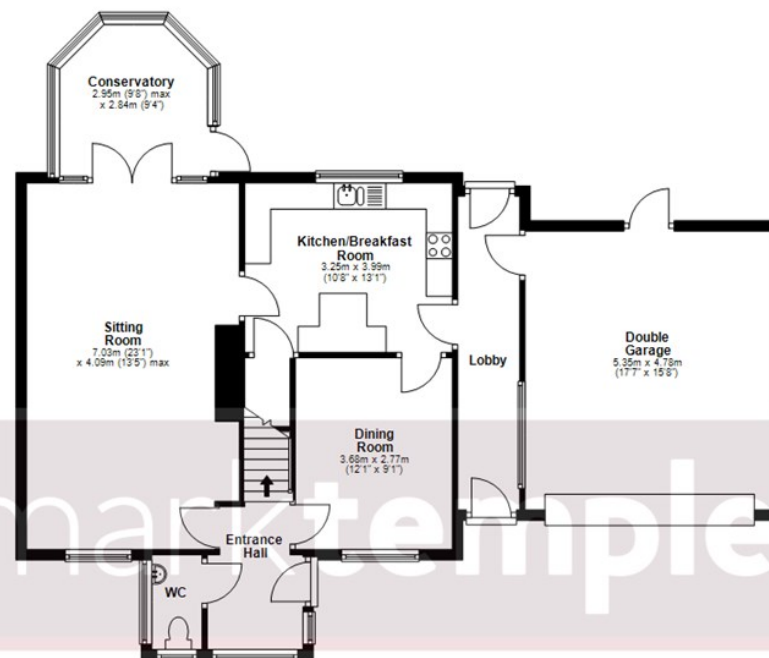






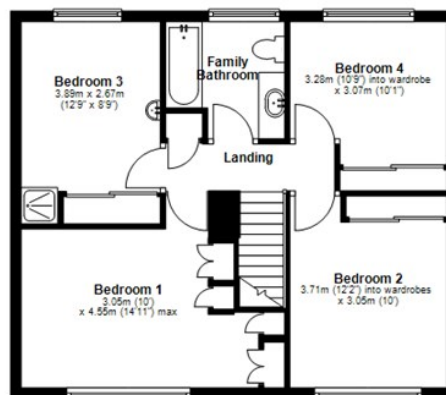
### Ground Floor

Approx. 104.0 sq. metres (1119.2 sq. feet)



### First Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



Total area: approx. 161.0 sq. metres (1733.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.