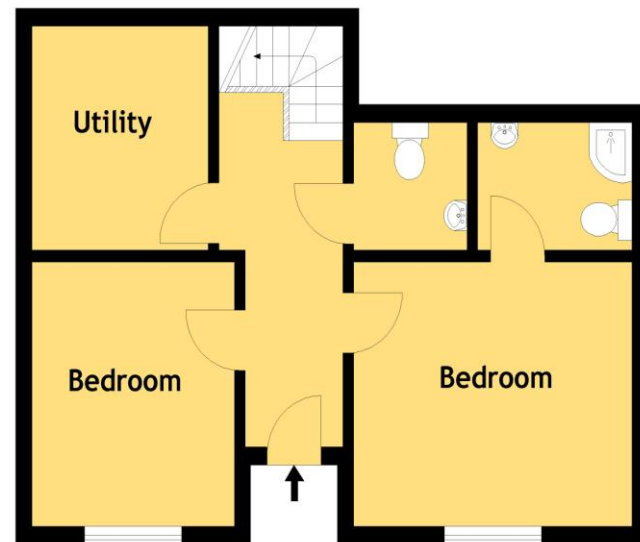


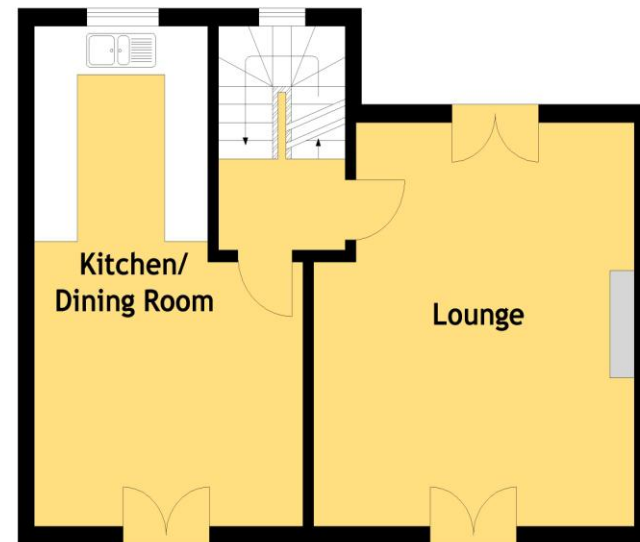
Approx. Gross Area 1556.49 Sq.Ft - 144.60 Sq.M



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale. Ref no:HT/13028/AN
 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.com

31 CHURCH TOWN,
 BACKWELL, NORTH SOMERSET, BS48 3JQ
 REFERENCE: AWN00602



£450,000

- * Brand New Link Detached Family Home * Solar panels fitted on roof
- * Under floor heating on ground and first floor * Good Size Kitchen/Diner with Juliette balcony
- * Living Room with Doors to balcony * Oak internal doors with chrome fittings * Utility Room
- * Four Bedrooms (two with en-suite shower rooms) * Two Further Bathrooms
- * Large Garage with electric door and roof terrace above * Parking
- * Rear garden to be landscaped * Finished To A Very High Specification

31 Church Town, Backwell, North Somerset, BS48 3JQ

A brand new, three storey family home built by a local builder to a high specification including solar panels, under floor heating on the ground and first floor, solid oak flooring in places, internal oak doors with chrome fittings, fitted kitchen with granite work tops and facility to for a log burner. The property also has a garage and driveway and is located in the popular village of Backwell close to both the Church and Junior School. The property is close to being completed and is being sold with no onward chain and offers flexible living accommodation to any potential buyer. Viewing highly recommended.

ALL SIZES ARE APPROXIMATE, THE ACCOMMODATION COMPRISES:

Front door leading into:

ENTRANCE HALLWAY: Doors to bedrooms two, three, utility room, bathroom, stairs to the first floor, under stairs space for storage, solid oak flooring.

BEDROOM TWO: 12' 10" x 10' 11" (3.91m x 3.33m) UPVC window to front, oak door to en suite.

EN SUITE: 7' 3" x 5' 4" (2.21m x 1.63m) WC, sink, down lighters, corner shower cubicle, solid oak flooring.



BEDROOM THREE: 10' 11" x 9' 4" (3.33m x 2.84m) UPVC window to front, oak door.

UTILITY ROOM: 9' 3" x 8' 2" (2.82m x 2.49m) Oak door, solid oak flooring.



BATHROOM: 5' 7" x 5' 4" (1.7m x 1.63m) Oak door.

Stairs leading to the first floor:

LANDING: Oak doors to living room, kitchen/dining room, stairs to top floor.

LIVING ROOM: 16' 10" x 13' 11" (5.13m x 4.24m) Oak door, UPVC glazed double doors onto Juliette balcony and UPVC glazed double doors to rear garden.



KITCHEN/DINING ROOM: 20' 9" x 12' 9" (6.32m x 3.89m) 'L shape' UPVC double glazed doors to the front opening onto the Juliette balcony, UPVC double glazed window to the rear, modern fitted kitchen with granite worktops.



DINING AREA:



Stairs to top floor:

LANDING: Doors to bedrooms one, four and bathroom, UPVC double glazed window on stairwell.

BEDROOM ONE: 13' 3" x 13' 2" (4.04m x 4.01m) UPVC window to front, door to eaves storage, door to en suite, television socket, radiator under window.



EN-SUITE: 6' 10" x 5' 10" (2.08m x 1.78m) Corner shower, WC, sink, solid wood flooring.



BEDROOM FOUR: 12' 6" x 8' 2" (3.81m x 2.49m) UPVC obscure glazed window to the front with radiator below.

BATHROOM: 10' 2" x 8' 2" (3.1m x 2.49m) UPVC obscure glazed window to the rear, radiator, solid oak flooring, feature bath with mixer tap in centre, WC and sink to be fitted.

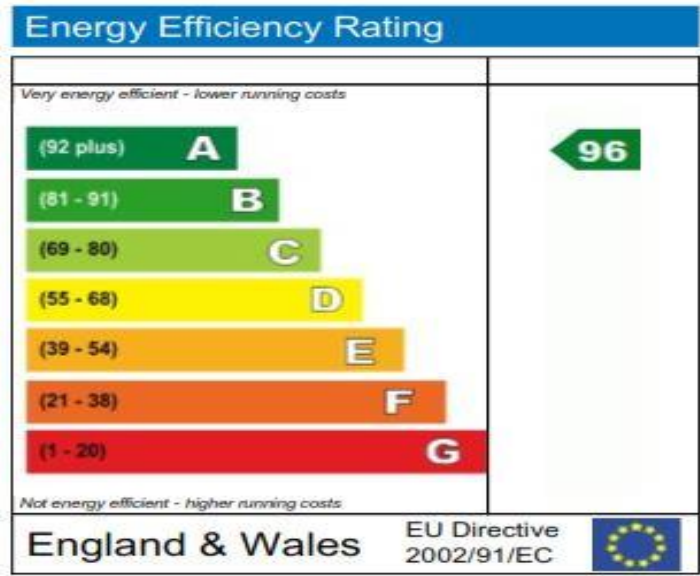


GARAGE:17' 7" x 14' 7" (5.36m x 4.44m) Driveway leading to garage with uPVC window to side, electric door, houses the solar panel control units, parking leading up to garage

REAR GARDEN: Steps at the side of the property giving access to the front, decked area leading to terraced lawned area and rockery.



ADDITIONAL INFORMATION: PLEASE NOTE THAT SOME OF THE FIXTURES AND FITTINGS ARE YET TO BE COMPLETED



VIEWING ARRANGEMENTS:
By appointment with Westcoast Properties
Tel. No: 01275 857773 Fax No: 01275 866222
E-mail: infonailsea@westcoastproperties.uk.com
Five websites including www.westcoastproperties.uk.com and www.rightmove.co.uk

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

For a free market appraisal contact this office

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.