

9 Rushmoor Grove Backwell BS48 3BW

£695,000

marktempler

RESIDENTIAL SALES





Property Type

House - Detached



How Big

1847.60 sq ft



Bedrooms

4



Reception Rooms

3



Bathrooms

2



Warmth

Gas central heating



Parking

Off street & garage



Outside

Front & rear



EPC Rating

D



Council Tax Band

F



Construction

Traditional



Tenure

Freehold

A wonderful four-bedroom detached home, tucked away within a peaceful and highly regarded cul-de-sac in the village of Backwell. 9 Rushmoor Grove is a handsome four-bedroom detached family home, presenting a rare opportunity to acquire a property of genuine substance and potential in one of North Somerset's most desirable village locations. Offered to the market with the considerable advantage of no onward chain, the property provides an exciting blank canvas for purchasers seeking to create a forever home tailored to their own tastes and lifestyle requirements. Extending to approximately 1,848 sq. ft., the accommodation is both generous and thoughtfully arranged, with well-proportioned rooms that lend themselves beautifully to modern family living. A welcoming entrance porch opens into a central reception hall with cloakroom/WC, setting the tone for the space beyond. The impressive sitting room forms the heart of the home, stretching to over 24 feet in length and drawing natural light from both front and rear elevations, creating a wonderfully bright and inviting environment in which to relax and entertain. An adjoining dining room provides the perfect setting for more formal occasions and family celebrations, whilst the spacious kitchen/breakfast room enjoys an outlook across the rear garden and offers ample room for informal dining and day-to-day family life. Subject to the necessary consents, there is considerable scope to reconfigure and enhance the ground floor accommodation, creating the open-plan kitchen and living spaces that are so highly sought after by modern buyers. The first floor continues to impress, with four comfortable bedrooms arranged around a central landing. The principal bedroom benefits from the luxury of an en-suite shower room, whilst the remaining bedrooms are served by a generously appointed four-piece family bathroom, featuring both a bath and separate shower. Throughout the property, there is a wonderful sense of space and untapped potential, presenting purchasers with the opportunity to sympathetically modernise and transform the house into an exceptional family residence.

A true highlight of the property is the delightful wrap-around garden, which embraces the home on all sides and provides a wonderfully private and established outdoor environment. Thoughtfully arranged and beautifully framed by mature hedging, shrubs and trees, the garden offers an abundance of greenery and a tranquil setting in which to relax and enjoy the changing seasons. A generous paved terrace adjoins the property, creating an inviting space for outdoor dining, summer entertaining or simply unwinding whilst taking in the attractive surroundings. Beyond, gently sweeping areas of lawn extend around the home, bordered by established flower beds and ornamental planting that bring personality and soften the boundary. The mature planting creates a picturesque backdrop and enhances the garden's sense of seclusion, while a charming timber summerhouse provides an appealing focal point and a versatile retreat for hobbies, reading or peaceful reflection. Practicality has also been carefully considered, with a courtesy door providing direct access to the double garage and two useful garden storage cupboards offering valuable space for tools, equipment and outdoor essentials. Combining open lawns, colourful borders and sheltered seating areas, this enchanting wrap-around garden serves as a natural extension of the home and offers an idyllic setting for both family life and entertaining alike. To the front of the property, a block-paved driveway provides ample off-street parking and leads to the double garage. A pathway extends to the main entrance, flanked by an attractive array of established shrubs and bushes that create a welcoming approach while providing kerb appeal.

Rushmoor Grove is a desirable residential cul-de-sac 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, 9 Rushmoor Grove Way represents an excellent opportunity for those looking for a detached home in this sought-after North Somerset village.







Detached family home, 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.



About this property

TENURE

Freehold

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITIES

Mains electric

Mains gas

Mains water

Mains drainage

HEATING

Gas fired central heating

BROADBAND

Ultrafast broadband is available with the highest available download speed 1000 Mbps and the highest available upload speed 1000 Mbps. We advise all interested parties to also make their own enquiries via checker.ofcom.org.uk.

PLANNING PERMISSION

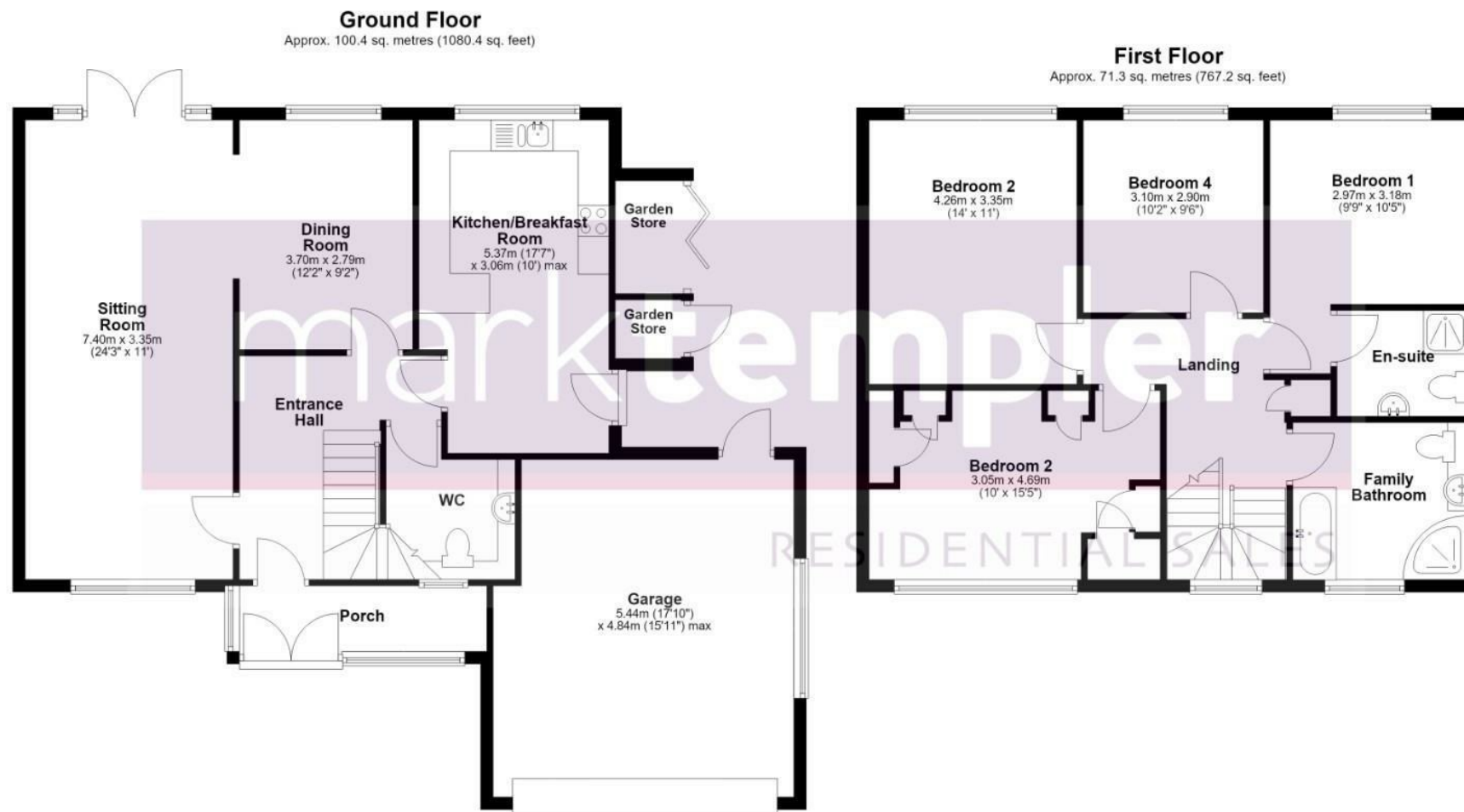
There are pending and approved planning permissions within the local area, we advise you to make your own enquiries at planning.n-somerset.gov.uk/online-applications/ or map.n-somerset.gov.uk/dande.html.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirt's data partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and History England.



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Total area: approx. 171.7 sq. metres (1847.6 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.