



34 West Street, Banwell, North Somerset, BS29 6DB



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

34, West Street, Banwell, North Somerset, BS29 6DB

Monthly Rental Of £850

David Plaister Ltd are delighted to offer this two bedroom, ground floor flat TO LET. Situated in the quaint village of Banwell, this property is conveniently located between Weston-super-Mare and Bristol Airport making it ideal for the commuter. Inside, this charming property boasts a light and bright living area, two double bedrooms and a kitchen. The property also benefits from private off-street parking to the rear of the flat as well as it's own private entrance. EPC Rating D, Council Tax Band A. Holding deposit of 1 weeks rent applies (£196.15). Tenancy deposit equal to 5 weeks rent (£980.76). 6-month initial fixed term tenancy agreement and thereafter monthly periodic (unless agreed otherwise between the parties).

- Two bedroom ground floor apartment
- Light and spacious living area
- Private side entrance
- Allocated off-street parking to the rear
- Conveniently located between Weston-super-Mare and Bristol Airport
- Located in the quiet village of Banwell



Accommodation

Entrance

Timber frame entrance door into inner hallway with door to kitchen.

Kitchen 10' 2" x 7' 2" (3.11m x 2.19m)

A range of floor units with worktops and tiled splashbacks over, stainless steel sink and drainer, four ring electric hob and appliance under, space and plumbing for appliances, extraction fan, ceiling light, door to inner hallway.

Inner Hallway

Doors to principal rooms, coved ceiling, ceiling light.

Shower Room 6' 9" x 4' 7" (2.06m x 1.40m)

Low level w/c, enclosed mains fed shower, pedestal wash hand basin, UPVC double glazed window, radiator, built-in unit, ceiling light.

Living Room 15' 4" x 10' 10" (4.68m x 3.30m) Maximum

Timber framed double glazed sash window, radiator, wall and ceiling lights.

Bedroom One 12' 3" x 9' 5" (3.73m x 2.88m)

UPVC double glazed window, radiator, coved ceiling, ceiling light.

Bedroom Two 11' 10" x 8' 8" (3.61m x 2.64m)

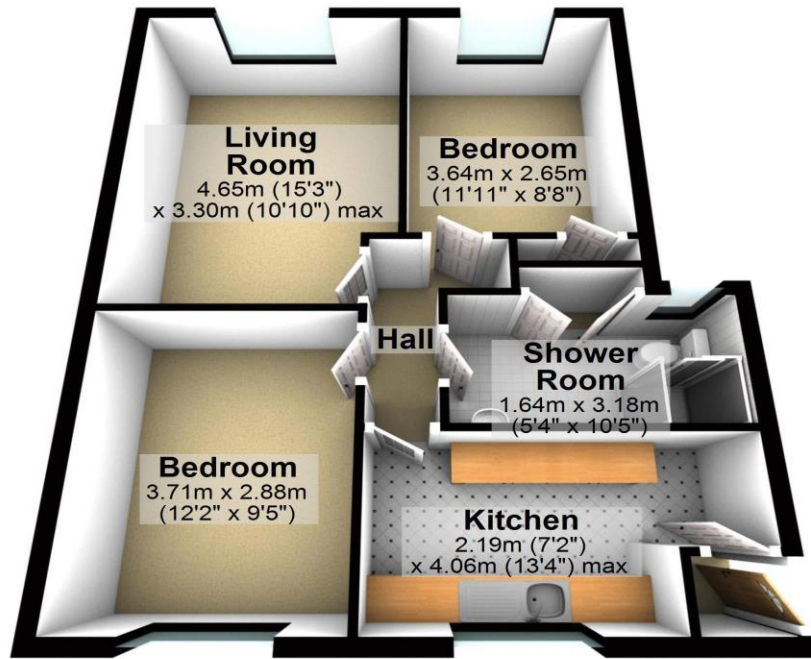
Tiled flooring, timber framed double glazed sash window, built in wardrobes, radiator, ceiling light.

Outside

To the side of the property is a private driveway proving an allocated off street parking space.



Ground Floor



Total area: approx. 55.0 sq. metres (592.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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