

Laurel Farm Summer Lane Banwell BS29 6LP

£389,950

marktempler

RESIDENTIAL SALES







#### PROPERTY TYPE

Semi-detached house



#### HOW BIG

1388.50 sq ft



#### BEDROOMS

4



#### RECEPTION ROOMS

2



#### BATHROOMS

2



#### WARMTH

uPVC double glazing and gas fired central heating



#### PARKING

Off street



#### OUTSIDE SPACE

Front, side and rear



#### EPC RATING

D



#### COUNCIL TAX BAND

E



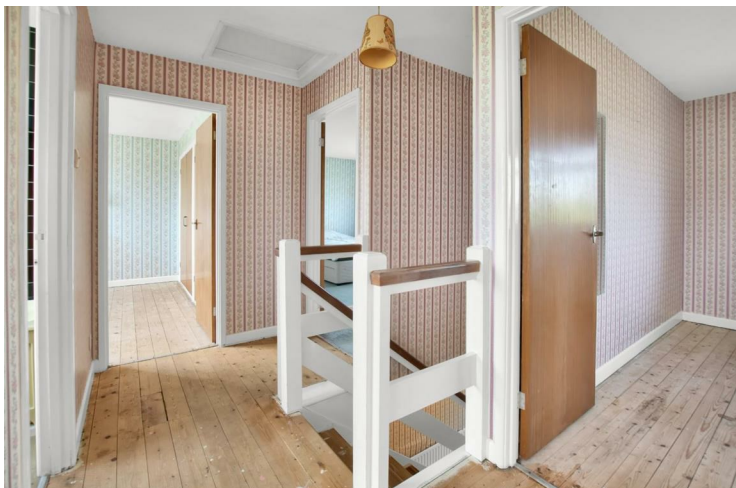
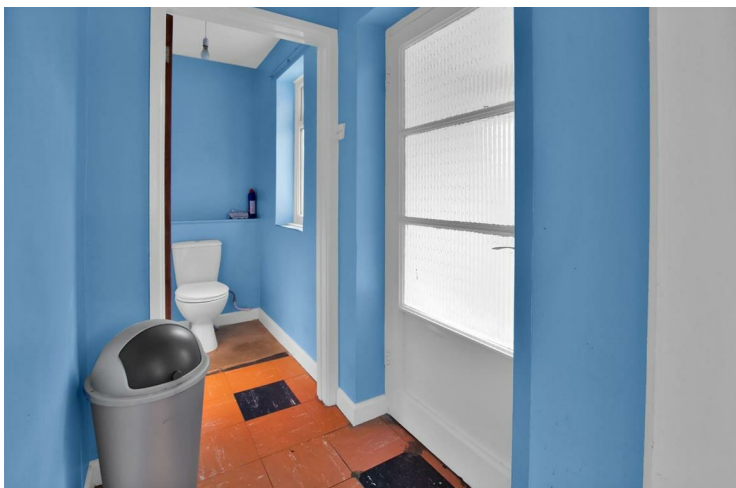
Four bedroom semi detached family home, ideally situated with wrap around gardens presenting limitless potential - Laurel Farm is a generous house that enjoys a beautiful position on the fringes of Banwell village with an outlook over the local countryside. Offered to the market with no onward chain and for the first time, presenting an ideal opportunity for those looking for a property they can make their own. The generous accommodation requires modernisation throughout, with potential to extend to both the side and rear (subject to planning permission). The property itself is accessed via a spacious central entrance hall leading to all principal rooms including dual aspect sitting room, kitchen breakfast room, dining room with views over the rear garden and fields beyond and cloakroom WC. The first floor boasts four well proportioned bedrooms, family bathroom and separate WC.

The gardens are exceptional, with lawns to the front, side and rear. The rear garden benefits from a beautiful outlook over the fields and beyond with evergreen tree borders dividing the rear into two separate spaces. Outbuildings present the opportunity for conversion into a workshop or home office. The rear is open to the side and front, both laid to lawn and enclosed with mature hedging. The side also provides off street parking for numerous vehicles to the front of a former barn.

Summer Lane is ideally situated on the fringes of Banwell, a short distance from the village centre and local primary school. The village itself is well served with amenities and also offers easy access to the Mendip Foothills, Bristol City Centre and the motorway network at Weston super Mare.













## Four bedroom family home, ideally situated within Banwell's countryside



### 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 onto the Mendip hills

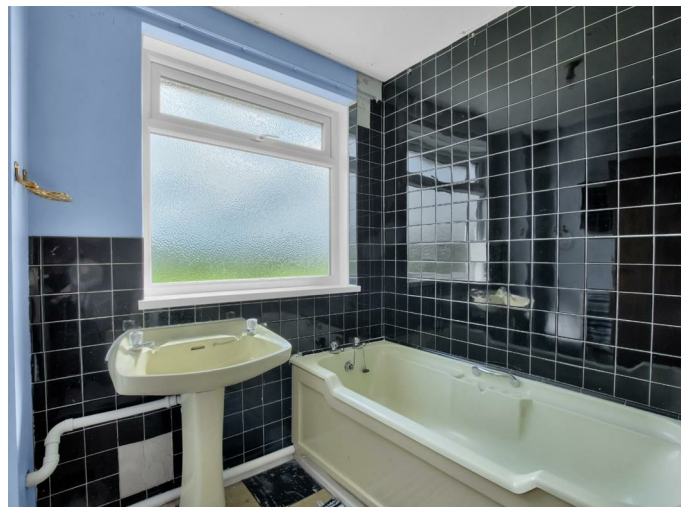
Level access to Banwell's village amenities

Highly regarded village primary school and Churchill secondary school and sixth form catchment

Cosy local public houses

St Andrew's Church

Easy access to Bristol city centre and M5 motorway network



For the latest properties and local news follow  
marktempler residential sales, Yatton on:

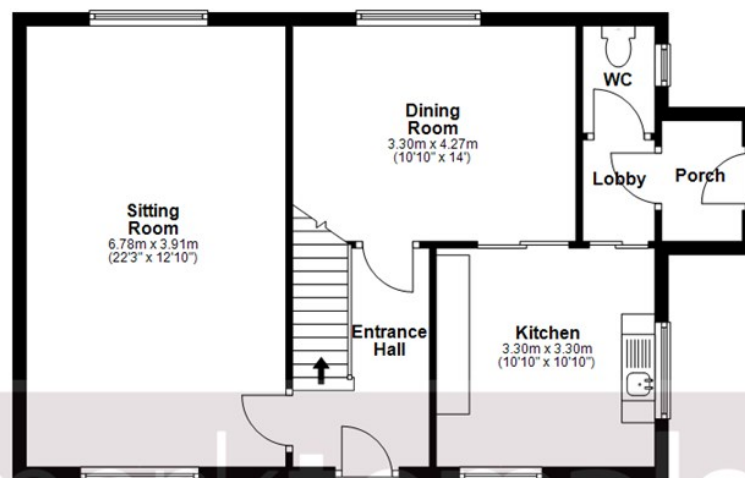






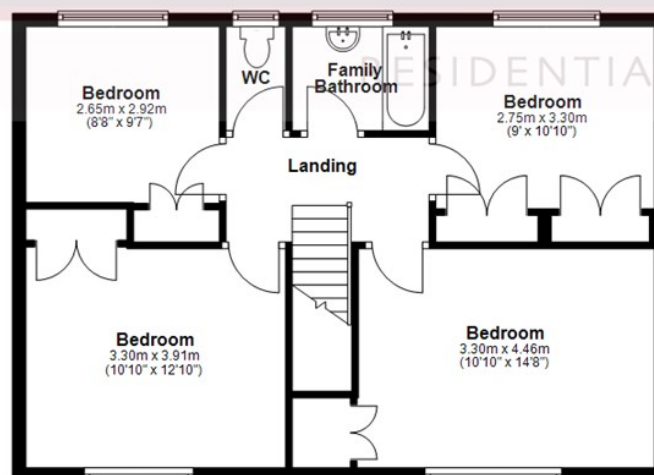
### Ground Floor

Approx. 66.1 sq. metres (711.3 sq. feet)



### First Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



Total area: approx. 129.0 sq. metres (1388.5 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.