

for sale

£485,000



The Camden Jubilee Gardens Banwell BS29 6DU

£10,000 STAMP DUTY PAID

The Camden - 4 bedroom Detached

READY TO MOVE INTO - Off-street parking, GAS central heating & 10 YEAR WARRANTY, INTEGRATED APPLIANCES, Pleasant Gardens, Excellent location for commuting.

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Measurements

Kitchen /Dining 28'8 X 9'8
Lounge 15'7 X 11'3
Utility 6'4 X 5'11
Study 10'0 X 9'
Master Bedroom - 13'2 X 11'6
En-Suite 7'3 X 5'3
Bedroom 2 - 12'3 X 11'6
Bedroom 3 - 11'3 X 10'11
Bedroom 4 - 10'0 X 7'8
Bathroom - 10'0 X 6'5

Additional Location Benefits

Nestled in a semi-rural setting in the heart of North Somerset, Banwell offers the perfect balance of countryside charm and modern convenience. Ideally located, it provides excellent access to Bristol, Bath, and Weston-super-Mare, with key road and rail links making it a superb choice for commuters and families alike.

Banwell boasts a wealth of local amenities, including a range of independent shops, a village hall, and both primary and secondary schools catering to children of all ages. The area is also rich in leisure opportunities, with attractions such as the

Mendip Snowsport Centre and the picturesque Strawberry Line Cycle Path just a short distance away.

Jubilee Gardens is a thoughtfully planned development offering a selection of stylish two, three, and four-bedroom homes. Designed to complement the surrounding Mendip Hills, these homes provide the ideal setting for those seeking a semi-rural lifestyle with all the benefits of village living yet the convenience of living close to transport networks and amenities.

Whether you're raising a family or looking for a quieter pace of life without compromising on connectivity, Banwell is a place you'll be proud to call home.

Specification Breakdown

Kitchen

- Choice* of fully fitted kitchen units with ample wall and floor cupboards
- Choice* of profile worktops with matching up-stands
- Eye level stainless steel single oven (3 beds)/double oven (4 beds) with 4 burner gas hob and hood extractor
- Stainless steel/glass splash back* behind the hob
- Stainless steel bowl sink (3 beds)/1½ bowl sink (4 beds) with chrome monobloc mixer tap



- Integrated fridge/freezer and dishwasher
- Utility (4 beds only)
- Complementing fitted kitchen units with profile worktops
- Stainless steel 1 bowl sink with chrome monobloc mixer tap
- Space and plumbing for washing machine, plus space for tumble dryer
- Recessed down lights

Bathroom, En-suite and Cloakroom

- Duravit sanitary ware in white with stylish Duravit taps
- Concealed cisterns together with wall hung toilet
- Full height tiling to en-suite shower, plus a concealed thermostatic shower valve with low profile resin stone shower tray
- Full height around bath, plus shower and bath screen
- Half height tiling to basin and toilet when situated on the same wall (splash back tiling behind basin when not on the same wall, (includes cloakroom)
- Saneux Aqua Maison gloss white side panel to bath
- Thermostatically controlled radiators and heated chrome
- Towelrad 'Pisa' towel rails to en-suite and bathroom

Decoration and Internal Finish

- Smooth white emulsion finish to walls and ceilings
- White cottage style internal doors
- Front door with multi point locking system

Specification Breakdown Cont

Electrical Installation

- BT points fitted to:
 - Cupboard in hall or understairs for broadband router
 - Hall (plus study in Camden and Knowle)
- Power sockets with USB points fitted to living room , kitchen and bedroom 1 (plus study in Camden and Knowle)
- TV points in the living room, bedroom 1, and bedroom 2
- Mains operated smoke alarm with battery backup
- Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom
- External recessed down light or coach light fitted to front and rear
- Infrastructure to garage (where provided) for electric vehicle charging point (32A)

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with Vaillant high efficiency 'A' rated boiler and hot water cylinder in the linen cupboard (4 beds)/combination boiler (3 beds)
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Energy Performance Certificate provided for each home

External Finishes

- External tap provided
- Front gardens landscaped (finish dependent on planning)
- Rear gardens rotavated, top soiled and fenced
- Patios and paths laid in paving slabs (in line with planning)
- Personnel door to some garages (please enquire)

Disclaimer - Images

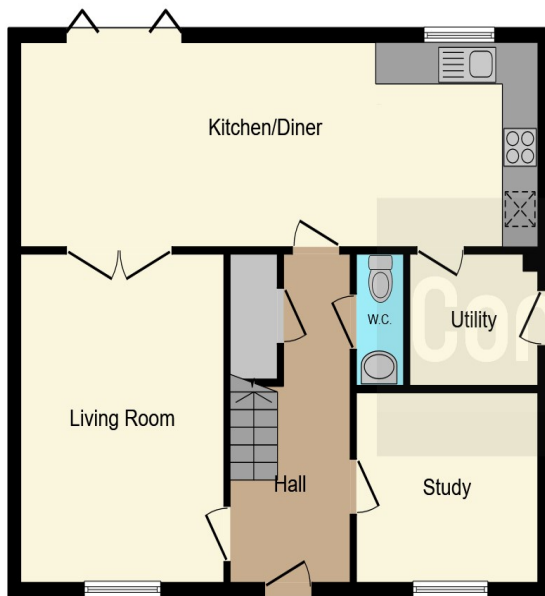
Images shown are not of the property on offer but are of the showhome which is the same house type. Please speak to our sales advisor for more details.

* Stamp Duty

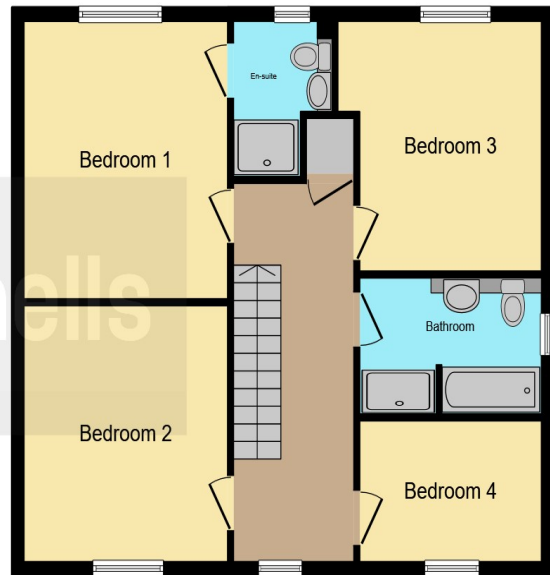
£10,000 Stamp Duty Paid - T&C's apply - please speak to a member of the team for further details.







Ground Floor



First Floor

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Property Ref: BMR311669 - 0004

Tenure:Freehold EPC Rating: A

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