



**TRAILS END, 12, HILL PATH,
BANWELL, BS29 6AB
£450,000**

A unique opportunity to acquire a substantial 3 Bedroom Split-Level Detached Bungalow built by the current owners and offered on the market for the first time. Located within an Area of Outstanding Natural Beauty in an elevated position above the village of Banwell at the end of a steep, narrow road, the property offers significant seclusion and enjoys extensive views over the village and beyond towards the Bristol Channel.

The property stands in large, sloping gardens with a terrace, parking and workshop. Now requiring some modernisation the property offers spacious and flexible accommodation and is offered with No Onward Chain.

Accommodation:

(with approximate measurements)

Entrance:

Upvc front door with leaded inset and side panels to:-

Hall:

Radiator.

Bedroom 1:

12' x 11' (3.66m x 3.35m)

Radiator. Built-in wardrobe.

Bedroom 2:

12' x 10'4 (3.66m x 3.15m)

Radiator. Built-in wardrobe.

Bedroom 3:

8'4 x 6'6 (2.54m x 1.98m)

Radiator.

Bathroom:

Panelled bath. Low level WC. Pedestal wash basin.

Shower cubicle. Tiled splashback. Radiator.

Lower Ground Floor:**Lounge:**

18'2 x 13'10 max (5.54m x 4.22m max)

Fire surround. TV and telephone points. Skirting radiators. Picture window with views. Sliding patio doors to Terrace.

Dining Room:

13'10 x 11'7 (4.22m x 3.53m)

Radiator. TV point. Views.

Kitchen:

13'10 x 9'8 (4.22m x 2.95m)

Wall and base units with worksurfaces over. 1 1/2 bowl single drainer stainless steel sink unit. Fitted double oven and 5-ring hob with extractor hood over. Tiled splashback. Radiator. TV and telephone points. Views.

Cloakroom:

Low level WC. Pedestal wash basin. Tiled splashback.

Radiator.

Inner Hall:

Short staircase to:-

Sitting Room:

fire surround radiator tv point

Fire surround. Radiator. TV point. Sliding patio doors to front. Fixed staircase to loft space.

Rear Lobby:

Double glazed stable door to Rear. Airing cupboard with radiator.

Utility Room:

8'9 x 7'3 (2.67m x 2.21m)

Wall and base units with worksurfaces over. Single drainer stainless steel sink unit. Plumbing for a washing machine. Space for a fridge freezer. Pantry cupboard.

Cupboard housing 'Worcester' gas fired boiler providing central heating and hot water.

Outside:

The property is located at the end of Hillpath which is a narrow, steep road leading up from High Street. Gated access to parking area for several vehicles. Further gates to block paved area with potential for further parking if required. The property stands in large, sloping gardens with areas of lawn with mature trees, shrubs and woodland. The property is surround by a Terrace with views. Workshop: 17' x 8' (5.18m x 2.44m) with Cellar Storage off. Views.

Tenure:

Freehold. Please note that the area shaded in Brown on the plan forms part of the garden but is not included within the Title. Interested parties must make their own enquiries regarding the legal implications. The areas edged in green are excluded from the sale.

Council Tax:

Band E

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

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.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ground Floor

Approx. 130.3 sq. metres (1402.4 sq. feet)



Total area: approx. 130.3 sq. metres (1402.4 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



