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NORTH VIEW DRIVE, BANWELL, NORTH SOMERSET. BS29 6AS



£485,000 FREEHOLD

Passionate about Property

Detached property occupying a desirable, elevated position, enjoying superb views over the surrounding countryside towards the Bristol Channel & The Welsh Hills. The generous elevated gardens extend to the front, side and rear, with garage, parking, Gas Heating & Upvc Double Glazing.

Council Tax Band: E

Location

The property occupies a sought-after elevated position within the popular village of Banwell, famous for its 'Castle on the Hill'. The village is surrounded by the beautiful Mendip countryside and offers a range of amenities, including: Primary School, Village Hall, Doctors Surgery and Pharmacy, two Churches, a Bowling Club, village shops including a Co-op mini market, Public Houses, Restaurant and Takeaway. Weston-super-Mare town centre is approximately 5 miles away and offers a wide and comprehensive range of shopping and leisure facilities for all ages. The popular Churchill Academy with Sixth Form Centre is within 4 miles. There are a number of private schools available in the area including Sidcot School near Winscombe. Banwell is ideally situated for the commuter with mainline railway connections at Worle Parkway, Yatton and Backwell with access to the M5 Motorway network at junction 21 St Georges. Bristol International Airport is within a 20-minute drive.

Entrance Porch

Panelled Entrance door and glass inserts, parquet flooring, glass panelled door to:-





Entrance Hall

Two radiators, coved ceiling.

Lounge (13' 11" x 11' 05") or (4.24m x 3.48m)

Upvc double glazed window to the front with superb views over Banwell and the surrounding countryside towards Wales and The Bristol Channel, double radiator, feature fire surround with inset coal effect electric fire, two wall lights.

Dining Room (10' 11" x 10' 07") or (3.33m x 3.23m)

Upvc double glazed window to the front with superb views over Banwell and the surrounding countryside towards Wales and The Bristol Channel, stairs to first floor accommodation, radiator, dado rail, radiator.

Kitchen / Breakfast Room (14' 0" x 9' 09") or (4.27m x 2.97m)

Upvc double glazed window to the rear and glass panelled door to rear, two upvc double glazed windows to the side.

Fitted with a range of wall and base units with complementing worksurface over, space for gas cooker, built in fridge and freezer, plumbing for washing machine and dishwasher, extractor canopy, double radiator, cupboard with space for tumble dryer.



Bathroom (9' 01" x 7' 09") or (2.77m x 2.36m)

Two upvc double glazed windows to the rear, panelled bath and tiled surround, shower cubicle with mixer shower over, pedestal wash hand basin, low level W.C, two radiators, two built in cupboards.

Bedroom 1 (11' 01" x 10' 10") or (3.38m x 3.30m)

Upvc double glazed window to the front with superb views over Banwell and the surrounding countryside towards Wales and The Bristol Channel, Radiator.





Sitting Room / Bedroom 5 (15' 0" x 9' 09") or (4.57m x 2.97m)

Upvc double glazed patio door to the side leading onto the decking, built in cupboard, double radiator.

First Floor Landing

Upvc double glazed window to the side with views across the surrounding countryside, walk in under eaves storage with boarded area.

Bedroom 4 (10' 09" x 7' 04") or (3.28m x 2.24m)

Upvc double glazed window to the rear overlooking the rear garden, radiator.

Bathroom (7' 07" x 4' 09") or (2.31m x 1.45m)

Upvc double glazed window to the rear overlooking the rear garden, panelled 3/4 bath with mixer shower over, pedestal wash hand basin, low level W.C, radiator, tiled walls.

Bedroom 3 (10' 10" x 7' 08") or (3.30m x 2.34m)

Upvc double glazed window to the rear with views over the rear garden, radiator.





Bedroom 2 (10' 07" x 10' 05") or (3.23m x 3.18m)

Upvc double glazed window to the rear with views over the rear garden, radiator.

Outside - Front

Driveway for 2/3 cars leading to a garage with up and over door, power and light. There is an area of lawn with a wide variety of shrubs and small trees to the front and both sides of the property. There are steps leading to the main entrance and a paved balcony overlooking the surrounding countryside. Additional lawn area opposite the drive with additional shrubs and small trees.

Rear Garden

Terraced gardens with a wide variety of shrubs, beds, graveled areas and lawn, decking, timber shed, greenhouse, selection of trees and seating areas. The gardens have wonderful views across the surrounding countryside.

Material Information

Vendor Responses

Council Tax Band E

Freehold

Detached House

Brick & Tile

Electric, Mains Gas, Mains Water

Parking for 2 Cars

No known Buildings Safety Concerns

No known Restrictions / Covenants

No Known Rights / Easements

Not Flooded in the Last 5 Years

Not subject to Coastal Erosion

No known Planning Permissions / Applications that affect the property

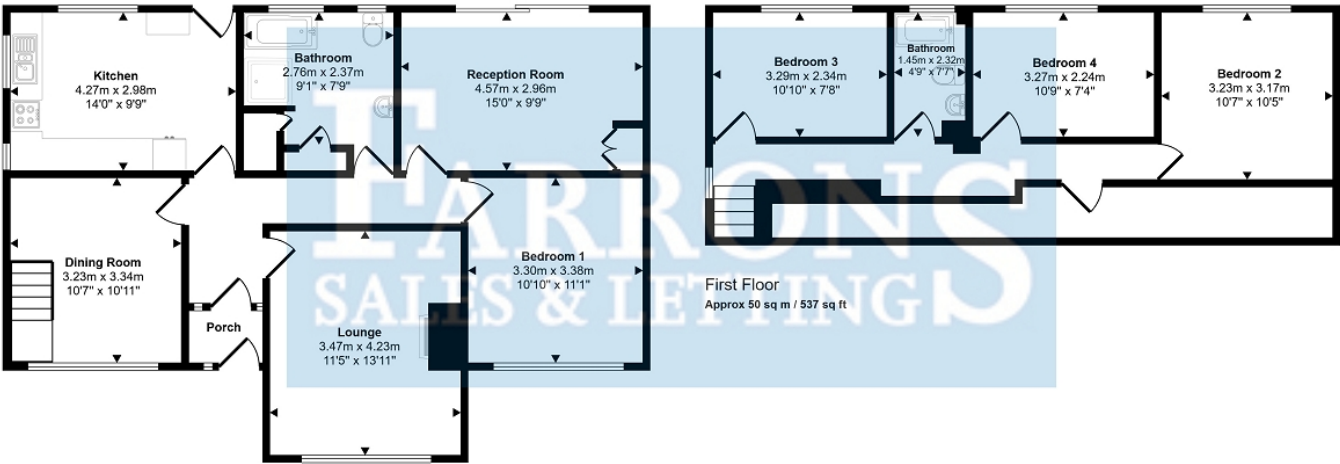
No Accessibility / Adaptations have been made

Not known to be in a Mining / Coalfield Area



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Approx Gross Internal Area
133 sq m / 1430 sq ft



Ground Floor
Approx 83 sq m / 893 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract