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HIGH STREET, BANWELL, NORTH SOMERSET. BS29 6AG



£450,000 FREEHOLD

Passionate about Property

Extended, versatile FOUR BEDROOM DETACHED BUNGALOW WITH ANNEX, situated in an elevated location that provides FAR REACHING PANORAMIC VIEWS of the local area! The property offers a wealth of reception space including a living / dining room with vaulted ceiling, conservatory, two driveways and generous gardens. Call now to view!

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

A spacious reception that provides access to the annex and main residence. Upvc double glazed windows with a single side door and French doors to the front garden and driveways. Tiled flooring. Upvc sliding double glazed door to the annex. Wooden glazed door to the bungalow.

Three / Four Bedroom Bungalow

Hallway

Glazed wooden door to entrance porch. Double glazed window to front. Loft access. Wall lights. Doors to:

Living/Dining Room (19' 08" x 12' 02") or (5.99m x 3.71m)

An attractive, split level room with vaulted ceiling, a spacious dining area with window to side, as well as a small flight of steps down to a lovely living space with dual aspect upvc double glazed sliding patio doors to the garden, and French doors to the conservatory.

Conservatory (10' 04" x 9' 05") or (3.15m x 2.87m)

Built in 2019 of brick and Upvc double glazed construction with a glass roof. Tiled flooring. Radiator. French doors to garden.

Kitchen (13' 07" x 12' 04") or (4.14m x 3.76m)

Fitted kitchen with breakfast bar, built-in double oven, electric hob, radiator, space for appliances, larder cupboard, upvc double glazed window, sink, door to rear entrance porch and stairwell to garden.





Lounge / Bedroom 1 (14' 0" x 13' 05") or (4.27m x 4.09m)
Double glazed bay window to front. Two radiators. Carpeted flooring.

Bedroom 2 (12' 07" x 12' 04") or (3.84m x 3.76m)
Double glazed window to front. Radiator. Carpeted flooring.
Extensive range of built-in bedroom furniture.

Bedroom 3 (10' 08" x 9' 09") or (3.25m x 2.97m)
Upvc double glazed window to side. Radiator. Carpeted flooring.

Bedroom 4 (9' 08" x 8' 05") or (2.95m x 2.57m)
Upvc double glazed window to side. Radiator. Carpeted flooring.

Bathroom

Spacious bathroom with four-piece suite comprising WC, bidet, wash basin and a corner jacuzzi bath with shower over.
Radiator. Tiled walls and flooring.





One Bedroom Annexe

A pleasant annex, with a kitchenette, separate living room, bedroom and en suite.

Annexe Living Room (13' 05" x 9' 10") or (4.09m x 3.00m)

Upvc double glazed sliding patio doors to front. Carpeted flooring. Radiator. Door to inner hallway.

Inner Hallway

Range of built-in cupboards housing the hot water tank. Carpeted flooring. Doors to:

Kitchenette (8' 09" x 4' 03") or (2.67m x 1.30m)

Upvc double glazed window to rear. Fitted wall and base units with a sink, space for appliances, wall mounted gas boiler and radiator. Loft access.

Bedroom (8' 08" x 6' 08") or (2.64m x 2.03m)

Upvc double glazed window to side. Radiator. Carpeted flooring. Door to:

En Suite

Upvc double glazed window to rear. Shower tray electric shower over and curtain. WC. Wash basin. Tiled flooring.





Front Garden

Predominantly laid to lawn between both driveways.

Two Driveways

Two driveways are accessible on either side of the property, providing ample parking for several vehicles and access to the rear garden.

Rear Garden and Raised Terrace

A large, raised stone paved terrace runs around the rear and side of the property, allowing you to take full advantage of the sunshine and views with plenty of space to entertain!

The lower area of garden is laid to lawn, with a stone surround pond and a separate area suitable for growing fruit and vegetables, with garden sheds that are included in the sale.

There is also access to a further storage area underneath the property, with power and light and a gas boiler for the main bungalow.

Material Information

Please note that there are two EPC's for this property.



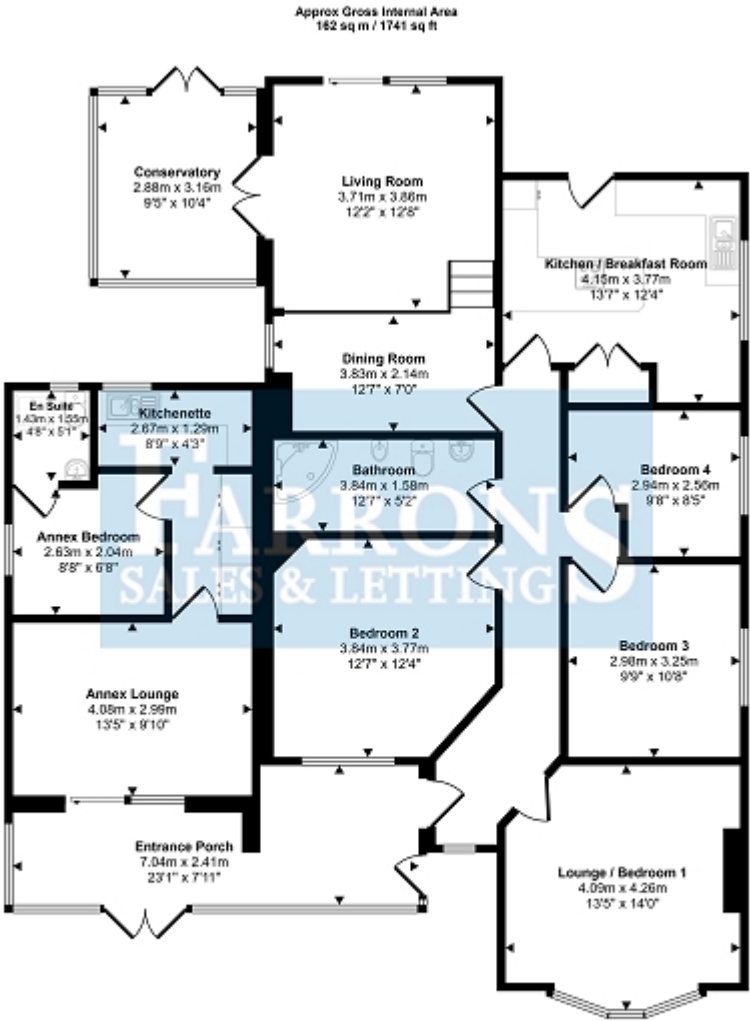
Main Bungalow EPC - Rating D.

Annex EPC - Rating D.

Awaiting vendor comment.



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Floorplan

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 Spraggy 300.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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