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LITTLEFIELDS AVENUE, BANWELL, BS29 6BQ



£305,000 FREEHOLD

Passionate about Property

NO ONWARD CHAIN! Three bedroom detached bungalow set in a peaceful cul-de-sac with far reaching panoramic views to the front! The property has the benefit of a contemporary kitchen / dining room, garage and driveway, as well as front and rear gardens to enjoy! Call now to arrange a viewing.

Council Tax Band: D

Location

Sought after location on the edge of the 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 within walking distance, including, Primary School, Churches, Bowling Club, General Store, Post Office, Library, Newsagents, Public Houses, Takeaway and a Restaurant. 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. For those with an equestrian interest there are many bridle paths and equestrian facilities in the area and for the keen walkers there are many routes to explore in the surrounding countryside. Other amenities close by include Churchill Secondary School, Lincoln Lodge Dry Ski Slope, a range of top Golf Courses and Swimming and Gym facilities at Churchill Sports Centre. For the commuter there are mainline railway connections at Worle Parkway and Weston-super-Mare providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at junction 21(St Georges).

Directions

From the M5 junction 21 proceed along the dual carriageway towards Weston-super-Mare. Turn left at the 2nd roundabout signposted Locking and Banwell. Follow the road for approximately 3 miles into Banwell and turn right into Westfield Crescent. Bear left at the top into Littlefields Avenue and the property is at the end on the right.





Entrance Porch

Upvc double glazed door. Tiled flooring. Wooden glazed door to:

Entrance Hall

Wood flooring. Loft access. Shelves cupboard. Coved ceiling. Radiator. Doors to:

Living Room (14' 09" x 12' 05") or (4.50m x 3.78m)

Upvc double glazed window to front with views of the surrounding area. Coal effect gas fireplace. Single radiator. Coved ceiling. Telephone and television points.

Kitchen/Diner (17' 02" x 11' 09") or (5.23m x 3.58m)

Upvc double glazed Double doors and windows to rear. Refitted kitchen with range of units fitted at wall and base level including inset stainless steel sink unit with mixer tap over. Electric range cooker with 6 Eng gas hob and stainless steel extractor canopy over. Breakfast island with cupboards under. Granite effect roll edge worktops. Vinyl flooring. Space for fridge/freezer. Part tiled walls. Inset spot lighting.





Bedroom 1 (11' 11" x 11' 07") or (3.63m x 3.53m)

Upvc double glazed window to rear. Built in wardrobes with shelving and hanging space. Coved ceiling. Telephone point. Single radiator. Carpeted flooring.

Bedroom 2 (12' 04" x 9' 11") or (3.76m x 3.02m)

Upvc double glazed window to front with far reaching view. Telephone point. Double radiator.

Bedroom 3 (8' 11" x 7' 06") or (2.72m x 2.29m)

Upvc double glazed window to front with views. Single radiator. Coved ceiling. Telephone point.

Bathroom

Upvc double glazed window to rear. Three piece suite comprising: Panelled bath with mixer tap and shower over. Pedestal wash hand basin. Low level WC. Single radiator. Tiled walls. Coved ceiling. Vinyl flooring.



Front Garden & Driveway

Landscaped gardens to front including areas of lawn? gravel and paving. Side gate giving access to rear.

Driveway leading to:





Garage

Garage with up and over door power and light. Door to rear garden.

Rear Garden

Enclosed landscaped garden with: Paving. Outside lighting. Garden store. Rear door to garage.

Material Information

Council Tax - Band D

Tenure - Freehold

Property type - Detached Bungalow

Property Construction - 1960's construction

Electricity, gas, water - all mains connected

Sewage - mains

Heating - gas central heating

Broadband - Copper wire

Any known building safety concerns - no

Are there any restrictions / covenants - no

Are there any rights / easements - No

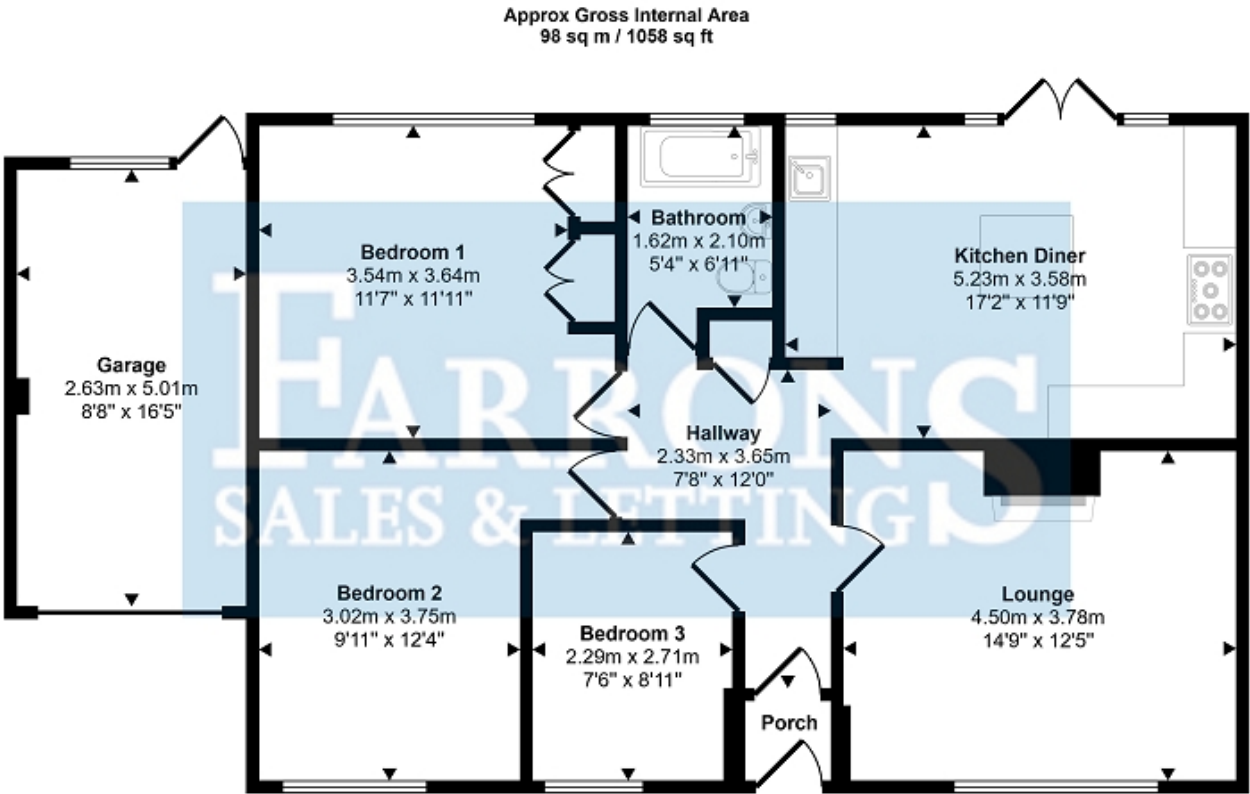
Has the property been flooded in the last 5 years? No

Have any accessibility / adaptations been made to the property?
No

Is the property in a coalfield / mining area? No



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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 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		
(39-54) E	43	
(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