



**26a West Street, Banwell, North Somerset, BS29 6DB**

**£250,000**

- Great Sized First Floor Flat
- Two Reception Rooms
- Double Glazing and GCH
- Village Location
- Three Bedrooms
- Patio Terrace Garden
- Garage
- EPC D



# 26a West Street, Banwell BS29 6DB

Rachel J Homes is delighted to market this fantastic property situated in the popular village of Banwell, overlooking the bowling green. Close to amenities, shops and schools, if you're looking for somewhere a little quirky, individual and that can offer plenty of space then make sure this is on your list to view. The stunning accommodation of this First Floor Flat briefly comprises of Kitchen, Dining Room, Lounge, Sitting Room, Three Bedrooms, Bathroom, Garden and Garage. Added benefits of this super home include double glazing, and gas central heating. Accompanied viewings - Call now - You won't be disappointed!



3



1



2



EPC  
D

Leasehold

Council Tax Band: A



**Entrance**

Stone steps leading to Roof Terrace.

**Entrance/Utility**

Wooden part glazed doors, polycarbonate roof, UPVC entrance door into, plumbing for washing machine and tumble dryer with work surface over.

**Kitchen**

**3.33 by 3.05 (10'11" by 10'0" )**

UPVC double glazed dual aspect windows, range of wall and base units providing ample storage, with work surface over and tiled splash back, stainless steel one and half bowl sink and drainer with mixer tap over, electric hob, recently fitted Bosch electric oven, recently fitted integrated Bosch dishwasher, laminate flooring, inset spotlights.

**Dining Area**

**3.51 by 2.82 (11'6" by 9'3" )**

UPVC double glazed window to side, radiator, laminate floor, loft access, cupboard housing Worcester boiler, space for large fridge/freezer, doorway through to;

**Split Level Landing**

Loft access, radiator, doors off.

**Lounge/Sitting Room**

**9.27 by 4.39 at widest (30'4" by 14'4" at widest)**

Three UPVC double glazed windows to side and front, , TV point, two radiators, internal window to landing.

**Bedroom 1**

**4.75 by 3.05 (15'7" by 10'0" )**

UPVC Double glazed window to front, radiator, T.V point.

**Bedroom 2**

**3.73 by 2.74 (12'2" by 8'11")**

UPVC Double glazed window to side, radiator.

**Bedroom 3**

**3.35 by 2.57 (10'11" by 8'5" )**

UPVC double glazed window to front, radiator.

**Bathroom**

UPVC double glazed window to side, panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, inset spot lights, radiator.

**Roof Terrace**

Enclosed by walling, raised courtyard area overlooking Banwell Bowling green, plants and shrubs and water feature, space for table and chairs.

**Garage**

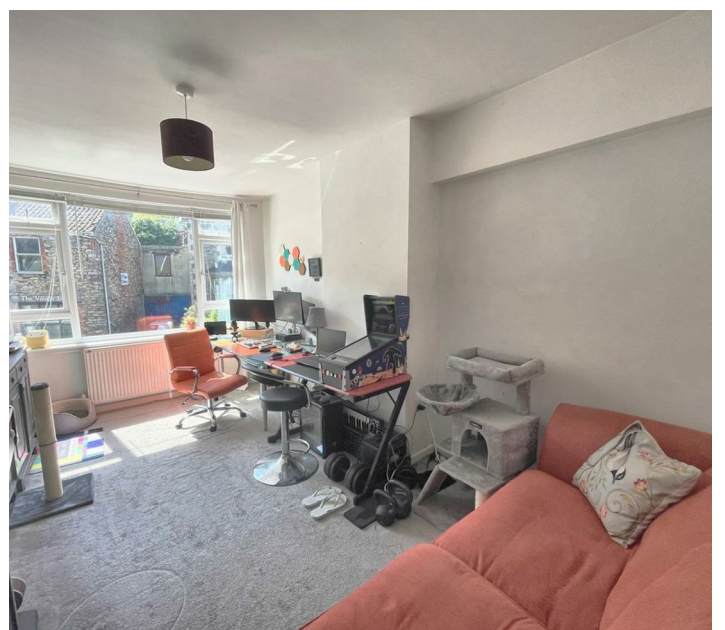
Up and over door.

**Agents Note**

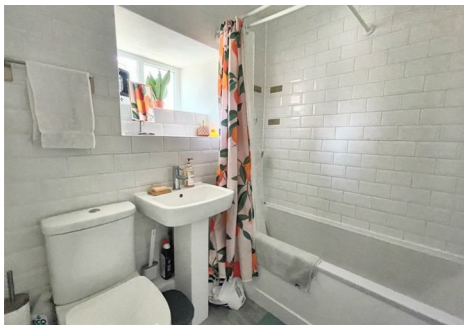
All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.













Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. Gross Area 1217 Sq.Ft - 113.1 Sq.M



For illustrative purposes only. Not to scale. ID 415955

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision.com