



ORCHARD HOME WOLVERSHILL ROAD

Banwell, BS29 6DG

Price £515,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* COMPLETELY RENOVATED SINCE 2010 & MEASURING OVER 1900 SQUARE FEET! *
Mayfair Town & Country are thrilled market this extended four / five bedroom detached home nestled in the charming village of Banwell. We truly believe this property must be viewed to appreciate what it has to offer, as it will surprise you.

Offering space for all the family with the downstairs accommodation boasting from a large hallway with a great deal of storage, 19FT lounge, 19FT kitchen / dining room with separate utility room and downstairs cloakroom, four-piece bathroom and three versatile bedrooms - All with storage and the versatility to be used as additional reception rooms if desired. Having a full renovation and extension in 2010 creating the two large upstairs bedrooms this home now offers, along with the convenient shower room.

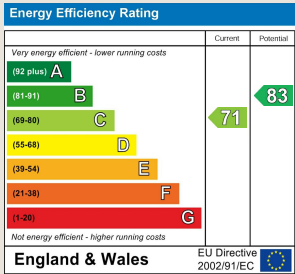
Externally the property is sat on a lovely plot, including the south / westerly facing rear garden, large driveway providing off street parking for several vehicles and front garden which is private from the road with a wall and fence boundary. The property also benefits from a sewage treatment plant, and the vendor has benefited from reduced water rates, finding it to be cost effective.

One of the most exciting features of this property is its prime location in relation to the upcoming 'Banwell Bypass'. Set to be completed in 2026, this development is highly anticipated by locals and is set to further elevate the desirability of this already sought-after village. The photo labelled 'Proposed Calming Measures on Wolvershill Road' is to give an ideal of the calming measures being considered close to this property which are included in the plans for the bypass.

With no chain involved, the path to making this property your own is at your fingertips - Call us today to arrange a viewing and not miss out.

Situation

- 4.97 miles - Weston Sea Front
 - 2.26 miles - Junction 21 of the M5
 - 2.41 miles - Mendip Activity Centre
 - 0.26 miles - Co-Op Convenience Shop
- Distances are approximate & sourced from Google Maps



Local Authority

North Somerset Council Tax Band: E
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Hallway

Composite front door opening into the hallway, stairs rising to the landing with under-stair storage cupboard, storage cupboard with radiator which can be used as an airing cupboard, additional storage cupboard, radiator and door to;

Lounge

19'0" x 16'4" (5.79m x 4.98m)

Feature uPVC window to side, two radiators, three television points, gas point if a prospective buyer wishes to install a gas fireplace and uPVC double glazed windows and sliding door to the garden.

Kitchen / Dining Room

19'0" x 14'6" (5.79m x 4.42m)

Two uPVC double glazed windows to rear, modern fitted kitchen comprising a generous range of base units with complementary worktop over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, freestanding gas cooker with extractor over, space and plumbing for fridge / freezer (Including plumbing for water dispenser fridge / freezer) and dishwasher, tiled flooring, ample space for large dining table and chairs, radiator, television point, telephone point and door to;

Utility Room

13'6" x 5'9" max (4.11m x 1.75m max)

uPVC double glazed window to side and uPVC double glazed door to the garden, base unit and worktop matching those of the kitchen with tiled surround and inset Belfast style sink with mixer tap over, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating combination boiler, consumer unit, tiled flooring and door to;

Downstairs Cloakroom

Obscured uPVC double glazed window to side, white suite comprising low level W/C and hand wash basin with mixer tap over and tiled surround, extractor and tiled flooring.

Bedroom Three / Reception

12'0" x 11'10" (3.66m x 3.61m)

uPVC double glazed bay window to front, built-in mirror fronted wardrobes, radiator and television point.

Bedroom Four

12'0" x 10'9" (3.66m x 3.28m)

uPVC double glazed bay window to front, built-in mirror fronted wardrobes, radiator and television point.

Bedroom Five

12'0" x 7'10" (3.66m x 2.39m)

uPVC double glazed to front, built-in mirror fronted wardrobes, radiator and television point.

Ground Floor Bathroom

8'1" x 8'0" (2.46m x 2.44m)

Obscured uPVC double glazed window to side, white suite comprising low level W/C, hand wash basin set into drawer vanity unit with mixer tap over and tiled surround, panelled bath with taps over and tiled surround, generous shower cubicle with mixer tap over and tiled surround, tiled flooring, radiator and extractor.

Landing

'Velux' window and doors to;

Bedroom One

19'8" x 17'2" (5.99m x 5.23m)

uPVC double glazed window to rear, built-in wardrobe, eaves storage to both sides, two radiators and television point.

PROPERTY DESCRIPTION

Bedroom Two

19'8" x 9'9" (5.99m x 2.97m)

Two 'Velux' windows to front with built-in blinds, built-in wardrobe, radiator and television point.

Shower Room

'Velux' window to side with built-in blind, white suite comprising low level W/C, hand wash basin with taps over and tiled surround, shower cubicle with mains shower over and tiled surround, radiator, tiled walls and flooring.

Rear Garden

Enjoying a south / west facing aspect, the rear garden is partially laid to a generous block paved area with the remainder laid to lawn with mature hedges, shrubs and plants, sheltered area which would make for an ideal pub or hot tub area, outside tap, gated access to the driveway and front of the property.

Driveway & Front Garden

The large driveway is laid to chippings and allows off street parking for several vehicles. The front garden is a generous size and laid to lawn with a double electric socket and outside tap.

Material Information

We have been advised the following;

Gas - Mains

Electricity - Mains

Water and Sewerage - Mains water intake and a modern sewage treatment plant located in the front garden. Due to the sewage treatment plant there are reduced water rates for this property.

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

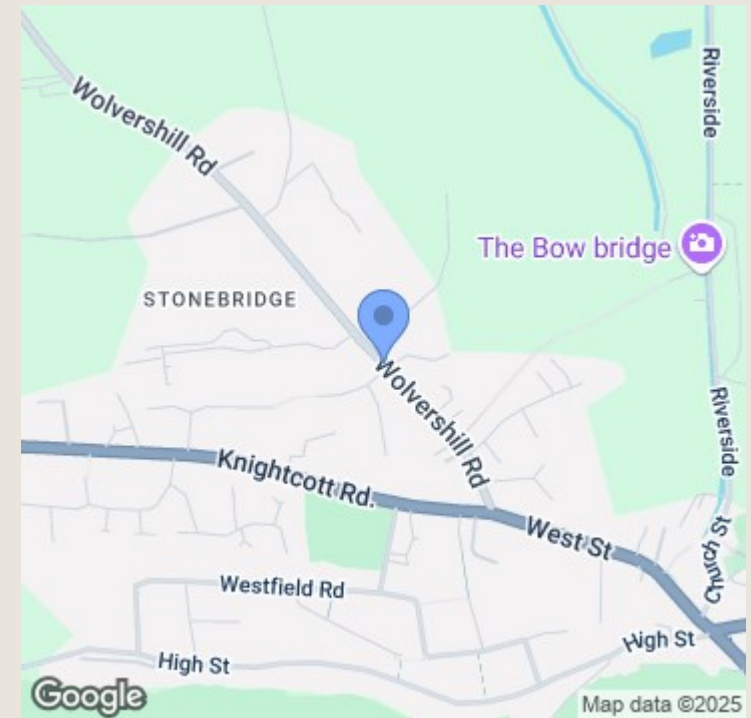
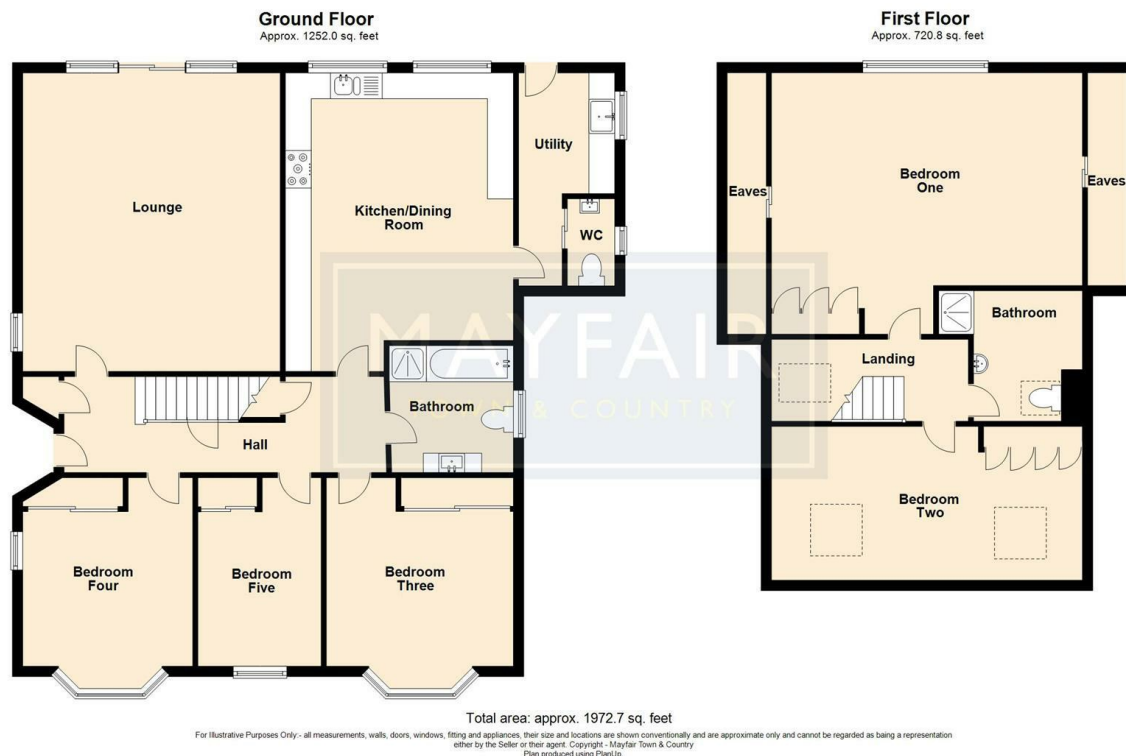
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

