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Banwell Village

OIEO £310,000

- * Semi Detached Bungalow
- * 2 Bedrooms
- * Gardens to 3 Sides
- * Driveway & Parking
- * D/G Conservatory
- * Garden Studio



114 High Street, Worle, BS22 6HD

22 Wolvershill Park, Banwell, BS29 6DQ

Description

A lovely example of a 2 bedroom semi bungalow tucked away in a 'no through road' village position with upgrades to the kitchen and shower room, complemented with the combination of a double glazed conservatory, side porch and rear porch/utility, all adding greater versatility. Many will appreciate the benefits of adjacent driveway parking, however, this particular home features a semi-enclosed additional off road parking bay. The slightly elevated position in the road allows for lovely far reaching views to the front aspect, to a woodland backdrop, and this is also enjoyed by the main garden, which is situated to the side of the bungalow. Furthermore, a double glazed garden studio is ideal for hobbies or perhaps those who wish to work from home. The conservatory has benefitted from a replacement roof with panels designed to offer more shade during sunnier periods, plus solar panels improve the energy efficiency of the home. A super all round package with gardens to front, side and rear aspects. **NB.** Recently installed flooring and carpeting, custom made wooden blinds plus new roof and rear window in the utility.

Accommodation

Entrance

Side porch with dual aspect double glazed windows, plus double glazed entrance door, tiled floor and further door to

Entrance Hall

Built-in cupboard. Radiator. Access to loft space with lighting and part boarding.

Living Room 16' 0" x 12' 3" (4.87m x 3.73m)

A southerly facing reception room with wide double glazed window to front aspect enjoying far reaching views towards a woodland backdrop. Coving, radiator.

Kitchen 10' 3" x 10' 2" (3.12m x 3.10m) A re-styled room with square opening linking the double glazed conservatory, plus door to rear with access to a useful rear porch/utility. White gloss wall and base units with complementing work surfaces, inset sink unit with mixer tap. Integrated double oven and hob with cooker hood over. Integrated fridge. Coved ceiling with inset spot lights. Radiator, double glazed window.



Conservatory 12' 8" x 8' 6" (3.86m x 2.59m) maximum. A hexagonal shaped conservatory, with double glazed windows set on low level walling, plus double doors to the main side garden. Tiled floor, radiator. The roof has been replaced with panels designed to provide more shade allowing for greater all year round use and comfort.



Rear Porch/Utility 9' 0" x 6' 2" (2.74m x 1.88m)

A useful, flexible space, being double glazed with windows to 3 sides plus door to gardens. Space for washing machine, tumble dryer and fridge/freezer.



Bedroom 1 13' 4" x 10' 2" (4.06m x 3.10m)

An excellent size double bedroom with built-in wardrobe and cupboard. Radiator, coved ceiling, double glazed window.

Bedroom 2 9' 5" x 8' 3" (2.87m x 2.51m)

including built-in cupboard housing the 'Vaillant' gas fired boiler. Coved ceiling, radiator, double glazed window to front aspect enjoying far reaching views towards a woodland backdrop.

**Shower Room**

Another re-styled room incorporating a shower enclosure with mains shower plus deluge and handheld fittings. Feature vanity unit/wash hand basin with cupboard and drawer below. Low level WC. Heated towel rail. Coving. Obscure double glazed window.

**Outside**

Landscaped front garden attractively designed with level tiers, laid to stone chippings for reduced maintenance, complemented with established shrubs. Adjacent driveway providing off road parking, enhanced with an adjacent parking bay, set into the bank making it feel more enclosed. Gated access to the side of the property and this is where the main garden is located, allowing for greater sunshine from a southerly aspect. Again, this has been finished with low maintenance in mind, laid to stone chippings and gravel, character and colour provided by established shrubs and fruit trees. Timber summerhouse and garden. A patio leads to a particular feature, a garden studio, with power, light and double glazed window and door. This measures 12'4" x 7'5" approximately, and could be ideal for hobbies or home office. There is a still garden to the rear aspect laid to stone chippings with raised shrub border, plus metal garden shed.



Garden Studio



Tenure

Freehold, council tax band is 'C'.

Other Material Information

Gas central heating and double glazing, plus solar panels. The solar panels are leasehold. The lease began on 11/02/2011 and is for 25yrs and 3 months so circa 14yrs left. The solar panel company have recently serviced the system and installed a new meter. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

The energy rating for this property is 'C'.

GROUND FLOOR
908 sq.ft. (84.3 sq.m.) approx.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.