

49 WEST GARSTON

Banwell, BS29 6EZ

Price £240,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Mayfair Town & Country are delighted to bring to the market this well maintained semi-detached home, ideally situated within the ever-popular village of Banwell.

Occupying a particularly desirable position at the end of a quiet cul-de-sac, the property enjoys a peaceful setting and offers a number of attractive features, including a garage, ample off-road parking for multiple vehicles and a delightful, sunny garden.

The well-presented accommodation briefly comprises an entrance hall with useful storage, kitchen, spacious living room and an added conservatory, providing further versatile living space. To the first floor are two well proportioned bedrooms and a family bathroom.

Perfectly suited to first-time buyers, those looking to downsize or investors seeking a promising addition to their portfolio, this appealing home offers comfortable living in a sought-after village location and is certainly not to be missed!

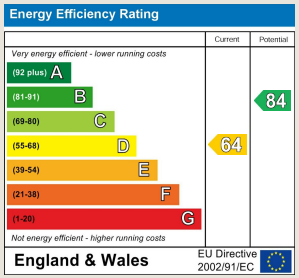
Situation

141 metres - Co-op Convenience Shop
0.43 miles - Brewers Arms Pub
0.34 miles - Banwell Primary School
2.95 miles - M5 Motorway
3.10 miles - Flowerdown Retail Park
Distances are approximate & sourced from Google Maps

The local area

Local Authority

North Somerset Council Council Tax Band: B
Tenure: Freehold
EPC Rating: D













PROPERTY DESCRIPTION

Hallway
Front door opening into the hallway, storage cupboard and archway to;

Kitchen

8'9" x 7'4" (2.67m x 2.24m)
Double glazed window to front, the kitchen is fitted with a range of eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, mid-height electric oven, space for fridge/freezer and plumbing for washing machine.

Living Room

15'7" x 12'0" (4.75m x 3.66m)
Stairs rising to the landing with under-stairs cupboard, radiator, television point and sliding double glazed doors to rear opening to;

Conservatory

9'10" x 7'1" (3.00m x 2.16m)
Double glazed windows to three sides and double doors opening to the garden.

Landing
Loft access and doors to;

Bedroom One

11'11" x 7'11" max measurements (3.63m x 2.41m max measurements)
Double glazed window to rear, above-stair storage cupboard and radiator.

Bedroom Two

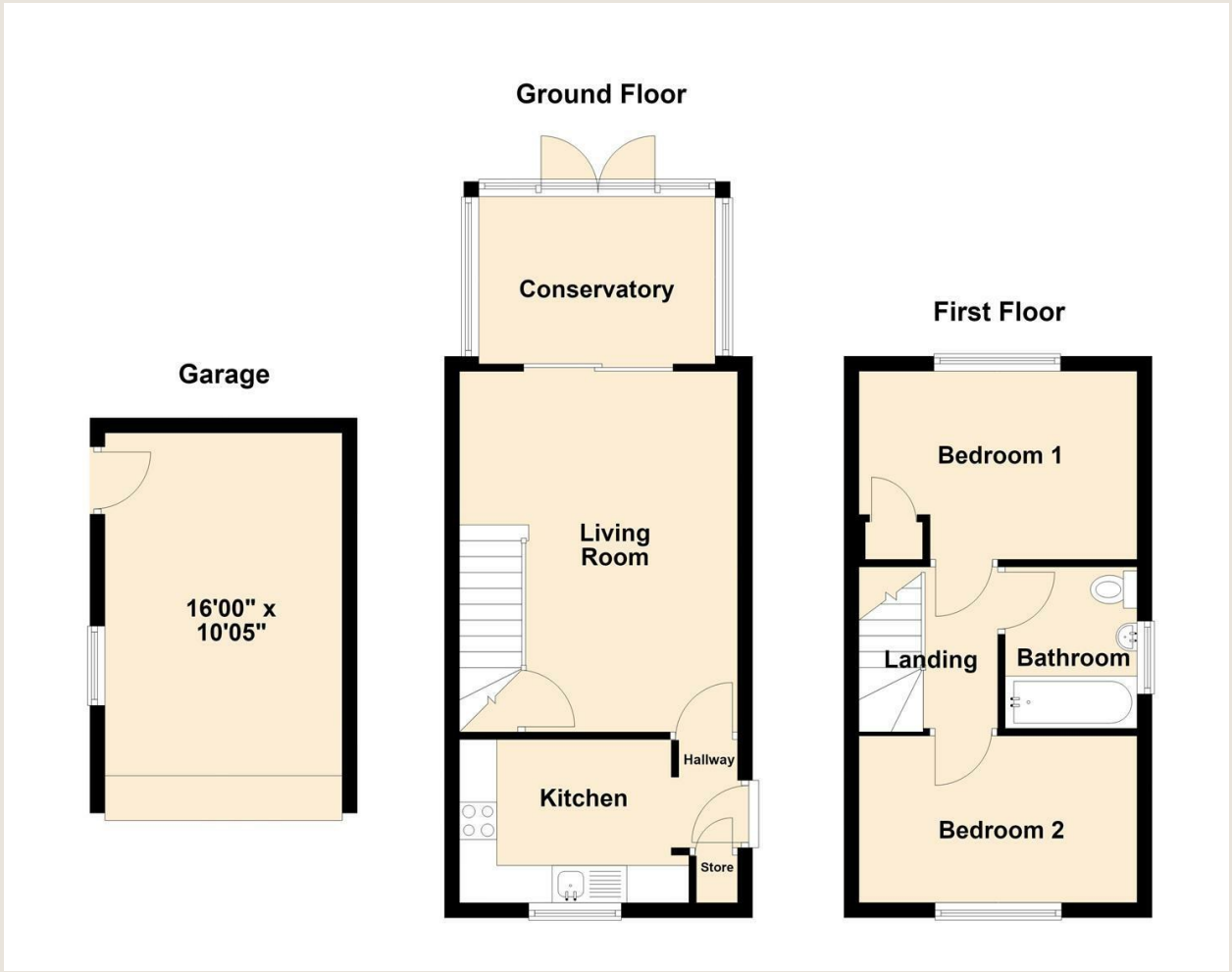
11'11" x 7'0" (3.63m x 2.13m)
Double glazed window to rear and radiator.

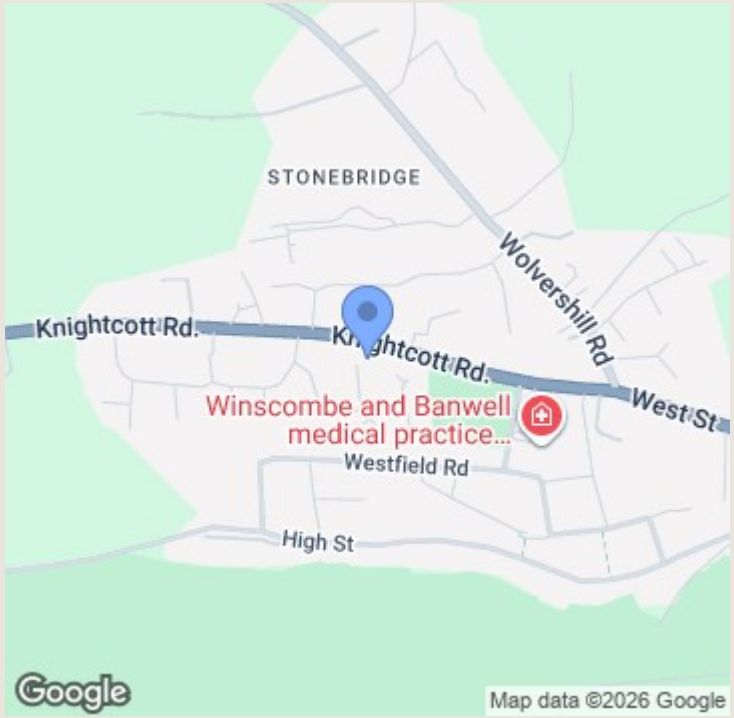
Bathroom
Obscure double glazed window to side, bathroom suite comprising low level WC, hand wash basin set into storage vanity unit and panelled bath with shower over and tiled surround, radiator.

Rear Garden
Enjoying an easterly aspect whilst also benefiting from the sunshine of a southerly aspect, the rear garden is predominantly laid to lawn, with a decked seating area to the bottom of the garden and a barked area adjacent to the conservatory. The garden is fully enclosed by fencing and further benefits from a courtesy door providing access to the garage, along with a side gate leading to the driveway.

Garage/Driveway
The detached garage features an up-and-over door to the front, a glazed window to the side, power and lighting and a convenient courtesy door providing access to the rear garden. There is parking for one vehicle directly in front of the garage, whilst the front of the property has been finished with decorative stone chippings, providing off-road parking for a further two vehicles.

Material Information
We have been advised the following;
Agent Note - Please note this property is being sold for a corporate client, not all material information is known. We have not tested any equipment, fixtures and fittings or services and so cannot verify that they are in working order.
Council Tax - B
Gas - Mains
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
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

worle@mayfairproperties.net

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:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

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