Windy Ridge Summer Lane Banwell BS29 6LP | **£275,000**

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RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
912.40 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Gas central heating

Parking
Off street

Outside
Front, side and rear

EPC Rating
D

Council Tax Band
C

Construction
Traditional

Tenure
Freehold

Two bedroom semi detached family home, ideally situated with a beautiful outlook over local countryside - Windy Ridge is a cosy home, enjoying a wonderful position on the rural fringes of Banwell village, with far-reaching views over the surrounding countryside. Offered to the market with no onward chain and for the first time, this much-loved property presents a rare opportunity for those seeking a home they can modernise and make their own. The generous accommodation would benefit from modernisation throughout, with excellent potential to extend to the side and rear (subject to necessary planning consents). The layout is accessed via a spacious central entrance hall, leading to all principal rooms. These include a private sitting room that enjoys a peaceful outlook across the rear garden and fields beyond, a kitchen dining room, and a separate utility room. Upstairs, the first floor offers two well-proportioned bedrooms along with a family bathroom, completing the internal accommodation.

The gardens are a true highlight, with generous lawned areas to the front, side and rear, all bordered by mature hedging that create a sense of privacy and space. The rear garden is predominantly laid to lawn, interspersed with a variety of well-established shrubs and trees and enjoys uninterrupted views over open farmland. The garden opens to both the front and side, where a generous area of hardstanding, provides off-street parking for several vehicles.

Summer Lane is ideally placed on the edge of Banwell, just a short walk from the village centre and local primary school. Banwell itself offers a range of everyday amenities and is well connected, with easy access to the Mendip Hills, Weston-super-Mare, the A370, and Bristol city centre —making this an ideal setting for both peaceful living and practical commuting.





Two bedroom family home, ideally situated within Banwell's countryside





HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.
proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.







About this property

TENURE
Freehold

Mains Electric
Drainage into septic tank
Mains Water
Mains Gas

HEATING
Gas fired central heating

Ultrafast broadband is available with the highest available download speed1000 Mbps and the highest available upload speed 1000 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

PLANNING PERMISSION
There are pending and approved planning permissions within the local area, we advise you make your own enquiries at planning.n-somerset.gov.uk/online-applications/ or map.n-somerset.gov.uk/dande.html.

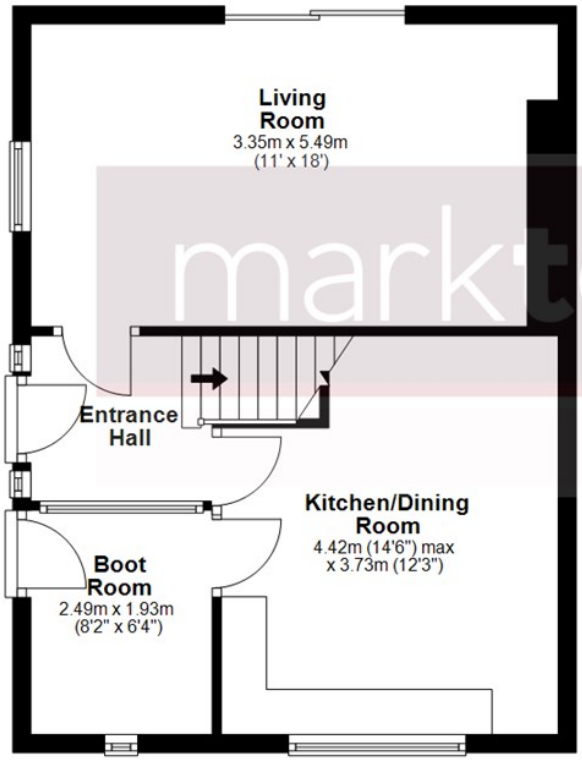
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.

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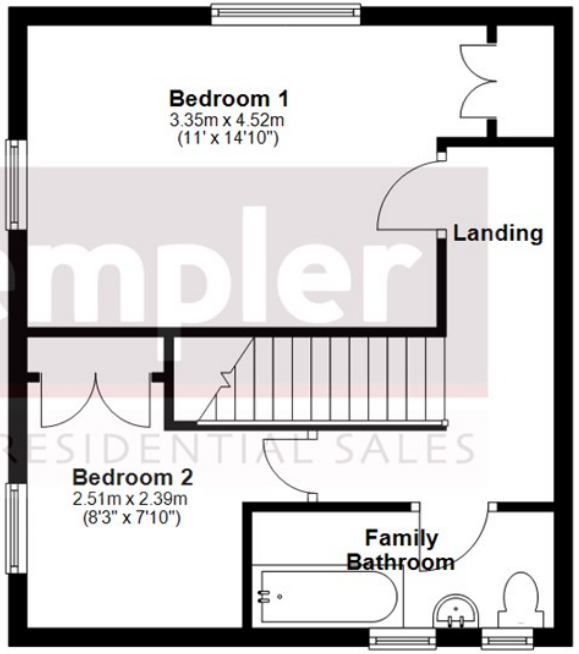
Ground Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



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Total area: approx. 84.8 sq. metres (912.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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