



19 Littlefields Avenue, Banwell, BS29 6BQ

£325,000

- Well Presented Detached Bungalow
- Lounge and Dining Room
- Large Front Garden and Rear Garden
- Balcony with views
- Two Double Bedrooms plus Loft Room
- Kitchen
- Garage and Driveway for Many Vehicles
- Must be Viewed!

19 Littlefields Avenue, Banwell BS29 6BQ

Rachel J Homes is thrilled to market this well presented detached bungalow, ideally situated in the village of Banwell and close to amenities, shops and schools. If you are looking for a home that can offer spacious rooms and plenty of room outside too then make sure this is on your list to view. The accommodation briefly comprises of Entrance Porch, Hallway, Lounge, Kitchen, Dining Room, Two Double Bedrooms, Shower Room, Large Front and Rear Garden, Terrace Balcony with views, Cellar, Garage, Storage Shed and Driveway with Parking for many vehicles. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



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EPC
D

Freehold

Council Tax Band: C



Entrance Porch

1.91m x 1.52m (6'3 x 5)

UPVC double glazed door to side and window to front, polycarbonate roof, UPVC door to

Hallway

3.43m x 2.44m max (11'3 x 8 max)

Two storage cupboards, door to loft room. radiator, doors off

Lounge

6.02 x 3.36 (19'9" x 11'0")

Double aspect, UPVC double glazed windows to the front and rear, two radiators, marble look fireplace with inset gas fire, TV point, coved ceiling.

Kitchen

3.44 x 2.37 (11'3" x 7'9")

Double glazed sliding door to dining room, range of wall and floor units with work surfaces over, one and half bowl porcelain sink unit with mixer tap, under counter built in electric oven, electric hob, extractor fan, plumbing for washing machine and dishwasher, under counter freezer, space for fridge/freezer, wooden flooring.

Dining Room

3.70 x 2.95 (12'1" x 9'8")

Two sliding UPVC double glazed doors to each side, one leading to the terrace balcony and the other to the garden, two UPVC windows, one to side and rear, wooden floor, radiator.

Bedroom One

3.76 x 3.61 (12'4" x 11'10")

UPVC double glazed window to the front, radiator

Bedroom Two

3.48 x 3.05 (11'5" x 10'0")

UPVC double glazed window to rear, radiator, TV point.

Shower Room

2.34 x 1.93 (7'8" x 6'3")

UPVC double glazed window to side, suite comprises of walk in shower cubicle, low level WC, wash hand basin set in vanity unit, heated towel rail, tiled walls

Loft Room

4.22 x 2.62 (13'10" x 8'7")

Sloping ceiling, two Velux windows to rear, radiator, door to

Upstairs WC

2.64 x 1.14 (8'7" x 3'8")

Velux window, low level WC, wash hand basin

Front Garden

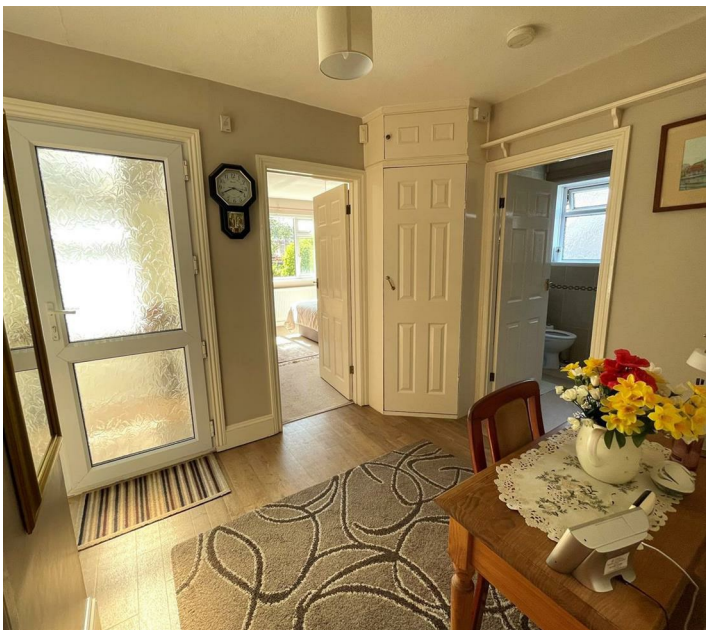
Enclosed by walling and gate, large area laid to lawn with a border of mature shrubs, trees and plants.

Rear Garden

Enclosed by part walling and fencing, area laid to patio providing a seating area, greenhouse, further patio area, raised terrace balcony area with views toward Wales, access to cellar, storage cupboard housing combination boiler, door to storage, side access gate.

Garage and Driveway

Up and over door, power and light. Driveway with parking for many vehicles.







Viewings

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

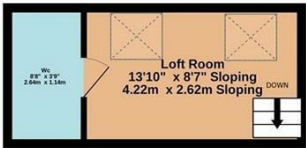
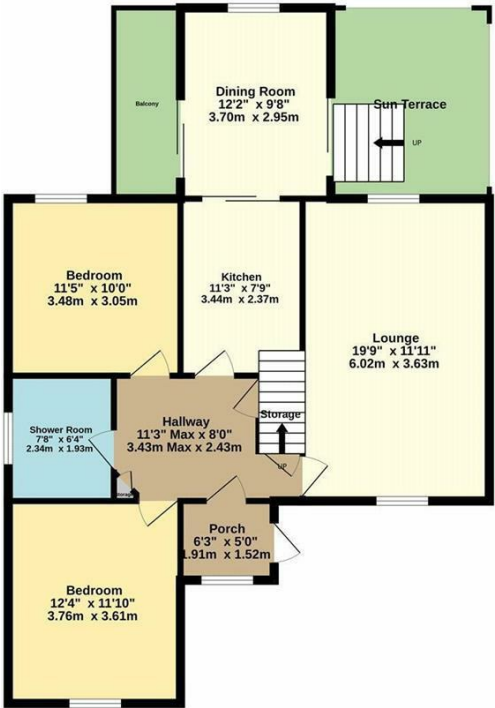
EPC Rating:

D

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

Ground Floor
878 sq.ft. (81.6 sq.m.) approx.

1st Floor
162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.

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 responsibility 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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