

32 Porters Drive Banwell BS29 6EJ

£294,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

End of terrace



HOW BIG

809.40 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

uPVC double glazing and gas fired central heating



PARKING

Off street



OUTSIDE SPACE

Front and rear



EPC RATING

B



COUNCIL TAX BAND

C

Modern three-bedroom family home, situated within the Mead Field development in Banwell. 32 Porters Drive was built in 2021 by Taylor Wimpey to the ever-popular Gosford design, is immaculately presented throughout, and offered to the market with no onward chain. This stylish three-bedroom end-of-terrace home offers modern living arranged over two well-planned floors, and also benefits from the remainder of its new home warranty, making it ideally suited to first-time buyers, growing families, or those seeking a low-maintenance turnkey home. The accommodation is approached via an entrance hall which provides access to the principal living area, and stairs leading to the first floor landing. The sitting room is a generous and welcoming room, positioned to the front of the property and offering ample space for a range of living furniture. To the rear, the heart of the home is the impressive kitchen/dining room, beautifully proportioned and flooded with natural light. The kitchen is fitted with modern units and integrated cooking appliances, with plenty of space for a family dining table. Double doors open directly onto the rear garden, making this an ideal space for entertaining and everyday living. A WC and a generous storage cupboard add to the everyday convenience. On the first floor, the principal bedroom enjoys the benefit of a modern en-suite shower room, while two further well-proportioned bedrooms are served by a smart family bathroom.

The rear garden is a well-proportioned and fully enclosed outdoor space. Immediately to the rear of the property is a paved patio area, ideal for outdoor seating and entertaining, that leads onto a level lawned garden that provides ample space for children, pets or further landscaping if desired. Timber panel fencing borders the garden, creating a secure and defined setting, while the end-of-terrace position enhances the overall sense of openness. To the front, you have an area laid to lawn with a pathway leading to the main entrance. Adjacent is the driveway, providing off-street parking for two vehicles.

Porters Drive is situated within Mead Fields, a modern Taylor Wimpey development, situated on the edge of the well-regarded village of Banwell & West Wick. This great location offers a pleasant balance between village life and convenient access to surrounding towns and countryside. Banwell itself provides a range of everyday amenities, including local shops, public houses, cafés and primary schooling, all set within a friendly and established community. The area is particularly well placed for commuters, with excellent road links via the A38 and easy access to the M5, connecting Bristol, Weston-super-Mare and beyond. For a wider selection of shopping, leisure and coastal attractions, the towns of Weston-super-Mare, Clevedon and Nailsea are all within comfortable reach.



Three bedroom family home, situated within the popular, Mead Fields, Banwell



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.



Up your street...

Glorious walks onto the Mendip hills

Supermarkets & retail parks near by

Highly regarded village primary school and Churchill secondary school and sixth form catchment

Cosy local public houses

St Andrew's Church

Easy access to Bristol city centre and M5 motorway network



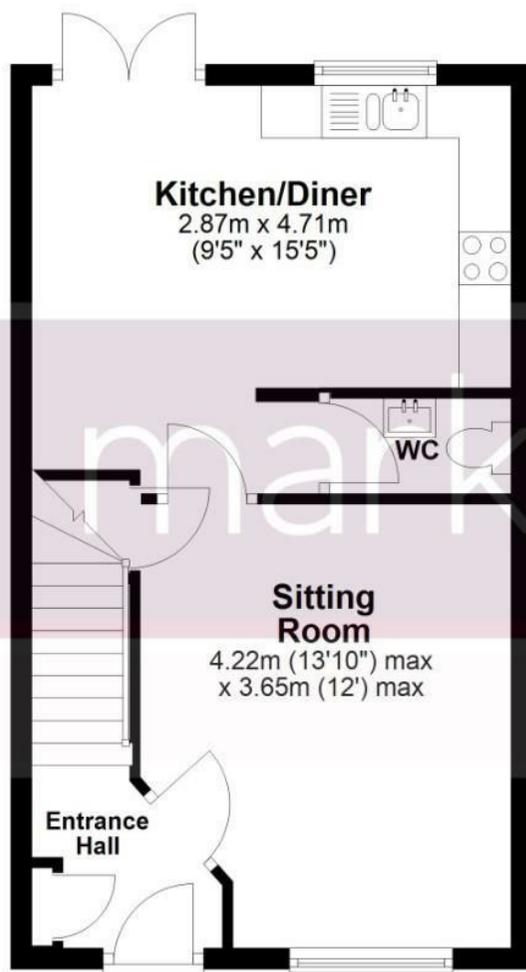
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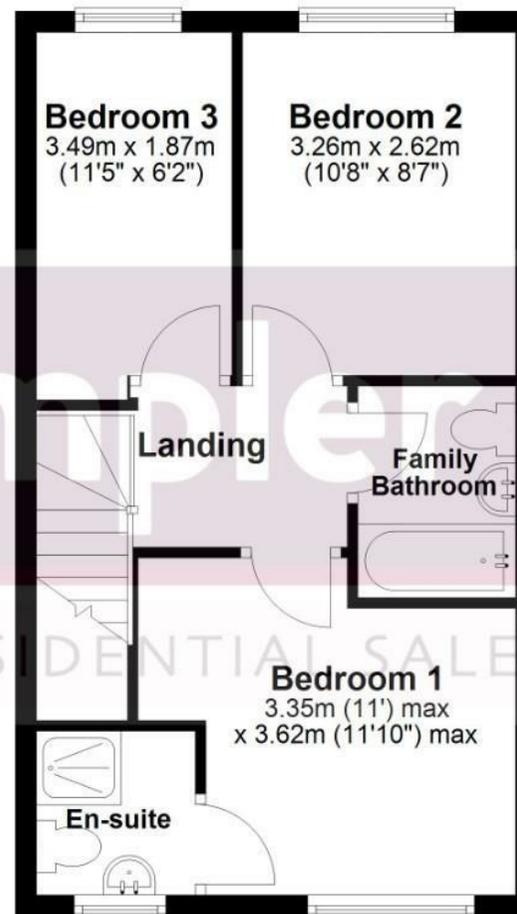
Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



Total area: approx. 75.2 sq. metres (809.4 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 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.

Plan produced using PlanUp.