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# Harris & Lee

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*Banwell Village*

*OIEO £250,000*

- \* *Semi Detached Home*
- \* *2/3 Beds & 1/2 Receptions*
- \* *Circa 70' Rear Garden*
- \* *Utility & Downstairs WC*
- \* *Driveway Parking*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

## 4 Westfield Crescent, Banwell, BS29 6BQ

### Description

There is 'no onward chain' with this 2/3 bedroom semi detached property, situated in a popular village position, featuring a good size plot incorporating driveway parking and rear garden measuring circa 70' in length. The 3rd bedroom is located on the ground floor and could be used as a study for home working, complemented with 2 further double bedrooms to the first floor. A 16' separate lounge leads to a 14' kitchen/breakfast room and many will appreciate the benefits of an additional utility area and downstairs WC. Banwell village hall, primary school and medical practice are all in close proximity and a convenience store is available locally too. A rare opportunity and this particular home has been in the family for many decades.

### Accommodation

#### Entrance

UPVC double glazed front entrance door with adjacent glazed side panels, opening to

#### Entrance Hall

Stairs to first floor, smooth ceiling finish.

#### Lounge 16' 4" x 10' 10" (4.97m x 3.30m)

A dual aspect reception room with double glazed windows to front and rear. Radiator, coved ceiling. Chimney breast with recess, hearth and wooden beam over. Door to

#### Kitchen/Breakfast Room 14' 7" x 8' 7" (4.44m x 2.61m)

Shaker style wall and base units with roll edge work surfaces, 1 and 1/2 bowl sink unit with mixer tap and metro style tiled splash backs. Integrated fridge/freezer, double oven and 5 ring gas hob. Useful under stairs storage cupboard plus built-in larder cupboard. Dual aspect double glazed windows to side and rear. Door to

**Utility 7' 1" x 5' 10" (2.16m x 1.78m)** plus built-in storage cupboard. Wall unit and work surface with plumbing under for washing machine. Radiator. Double glazed window to side aspect, door to rear garden. Access to



#### WC

Hi level WC and single glazed window to side.

**Downstairs Bedroom 3/Study 11' 3" x 7' 5" (3.43m x 2.26m)** max into recess. Radiator, smooth ceiling finish. Double glazed window to front aspect.

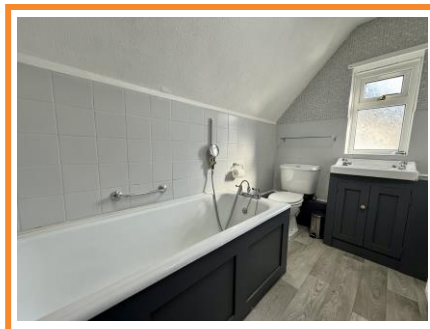
#### First Floor Landing

Radiator, double glazed window to rear aspect.

**Bedroom 1 12' 3" x 10' 10" (3.73m x 3.30m)** plus recessed double glazed window to front aspect. Built-in over stairs storage cupboard. Tiled fireplace. Radiator. Double glazed window to rear aspect.

**Bedroom 2 11' 4" x 9' 7" (3.45m x 2.92m)** including built-in cupboard housing the gas fired boiler. Built-in over stairs storage cupboard. Radiator. Double glazed window to side aspect.

**Bathroom 8' 10" x 5' 0" (2.69m x 1.52m)** maximum. Bath with mixer shower and tiling to splash backs. Wash hand basin with cupboard below, WC. Radiator. Obscure double glazed window.



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.

## Outside

Enclosed front garden with gated access to adjacent driveway parking. Gated side access into the enclosed rear garden which measures circa 70' in length, laid to grass and patio with shrubs and trees, outside tap and useful hard standing to side of the house.



## Tenure

Freehold, council tax band is 'B'.

The energy rating for this property is 'D'.

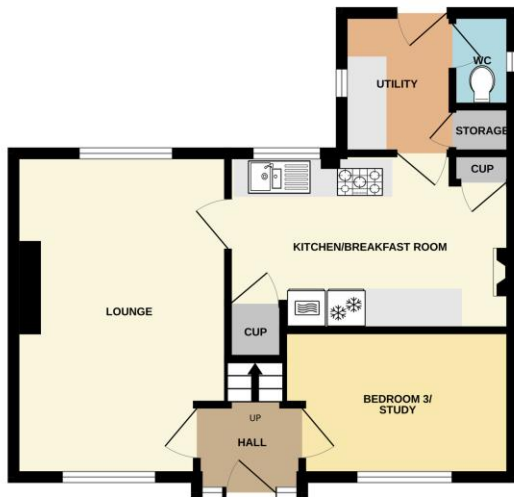
## Aerial



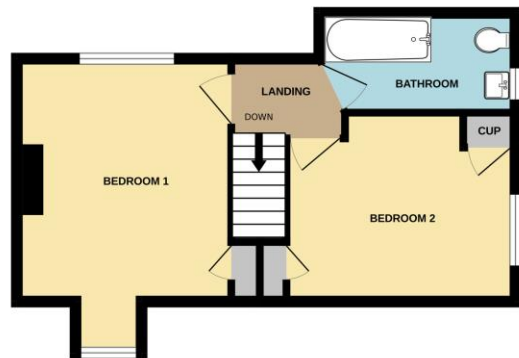
## Plot



GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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