

School Close, Banwell, BS29 6DT



- **Well Presented Semi Detached House**
- **Two Reception Rooms**
- **Low Maintenance Rear Garden**
- **Churchill Catchment**
- **Four Good Sized Bedrooms**
- **Bathroom & D/S WC**
- **Garage & Parking**
- **EPC D**

£255,000

Rachel J Homes is delighted to market this Well Presented Semi Detached House ideally situated in the popular village of Banwell. If you are looking for a home for your growing family and you want to be close to school, catchment for Churchill and local shop and amenities then make sure this is on your list to view. The accommodation briefly comprises of Entrance, Downstairs WC, Kitchen, Lounge, Dining Room, Four Good Sized Bedrooms, Bathroom, Low Maintenance Rear Garden, Garage and Parking. Added benefits of this lovely home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW to book yours!!



Entrance

Entrance composite door into;

Kitchen 14' 7" by 9' 2" (4m 45cm by 2m 79cm)

UPVC double glazed window to front, range of wall and base units with granite worktop over and granite upstands, stainless steel double-bowl sink with mixer tap over, spaces for fridge freezer and a six-ring gas range with extractor hood over, wall-mounted Worcester combi-boiler, laminate flooring, part tiled walls.



Downstairs WC

Low level WC, pedestal wash hand basin, radiator, extractor fan.

Lounge 14' 9" by 14' 9" (4m 50cm by 4m 49cm)

UPVC double glazed windows to rear and additional UPVC double glazed floor-to-ceiling window, stairs to first floor, TV point and phone point, radiator, door down to;



Dining Room 14' 3" by 7' 9" (4m 35cm by 2m 36cm)

UPVC double glazed door to garden, laminate flooring, door into garage, radiator.

Landing

Loft access, radiator, storage cupboard, doors off;

Bedroom One 14' 10" by 8' 4" (4m 52cm by 2m 53cm)

UPVC double glazed window to front, radiator.



Bedroom Two 10' 8" by 8' 4" (3m 24cm by 2m 54cm) widens to 14' 8" (4m 48cm)

Two UPVC double glazed windows to rear, built-in wardrobes, radiator.



Bedroom Three 10' 9" by 8' 4" (3m 27cm by 2m 53cm)

UPVC double glazed window to front, radiator.

Bedroom Four 9' 6" by 8' 5" (2m 90cm by 2m 56cm) widens to 14' 10" (4m 52cm)

UPVC double glazed window to front, radiator.

Bathroom 7' 8" by 6' (2m 33cm by 1m 82cm)

UPVC double glazed window to front, low level WC, pedestal wash hand basin, panel bath with double head shower over and screen, part-tiled walls, laminate flooring, vertical radiator, spotlights.

Rear Garden

Enclosed by dry stone wall and fence panels, mainly laid to raised decking and slate chippings.

Garage and Parking

Up and over door, power and electric, plumbing for washing machine. Additional parking available in residents parking area further down the road.

Agents Note

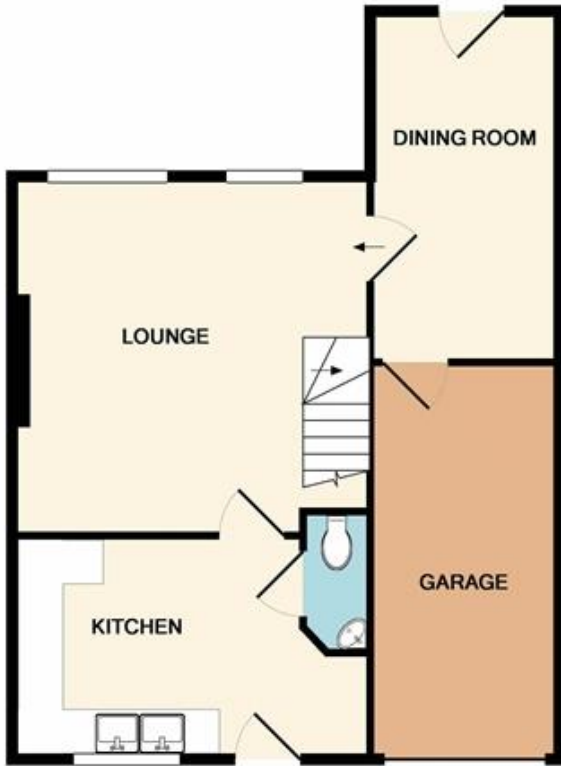
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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		63	68	(39-54) E		61	68
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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