



**Hobbs & Webb**

**COWLEAZE PATH**  
Banwell, BS29 6BX

Price £325,000



Located in a convenient position for local facilities and the nearby junction 21 of the M5 motorway for easy access to Bristol and other parts of the country Cowleaze Path presents an excellent opportunity to acquire a delightful terraced house. This well-appointed property which has gas central heating and Upvc double glazing boasts four spacious bedrooms, making it ideal for families or those seeking extra space for guests or a home office. The layout includes a comfortable reception room, perfect for relaxation or entertaining friends and family. The house features two modern bathrooms as well as a cloakroom ensuring convenience for all occupants. The design is both practical and inviting, providing a warm atmosphere that one can easily call home. Additionally, the property offers parking for two vehicles with an electric car charging point and a south westerly facing sunny rear garden to relax and dine in.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

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# PROPERTY DESCRIPTION

Outside light, composite part glazed front door to.

## Entrance Hall

Panelled walls, radiator with cover, under stair storage cupboard with light and tiled floor.

## Cloakroom

5'4" x 2'9" (1.63m x 0.84m)

Extractormfitted with a white suite of vanity wash hand basin with mixer tap over and cupboards under with tiled splash back, low level WC, radiator, tiled surrounds, tiled floor.

## Lounge

16'4" max recess x 12'10" (4.98m max recess x 3.91m)

Coved ceiling, part panelled walls, radiator and further radiator with cover, recess for flat scree TV, display alcoves, electric log effect fire, Upvc double glazed windows and Upvc double glazed double doors to the rear garden.

## Kitchen / diner

17'1" max x 9'3" (5.21m max x 2.82m)

4 recessed spot lights, part panelled walls, Upvc double glazed walk in bay window. The kitchen is fitted with a modern range of units comprising 5 single and corner wall cupboards, over cooker unit, single bowl and sink tidy single drainer porcelain sink with a mixer tap over and double cupboard under, further single base cupboards and a set of triple drawers with 2 deep pan drawers with work tops over with tiled wall surrounds. Integrated 4 ring stainless steel gas hob with extractor hood over, integrated dishwasher

washing machine and fridge freezer and integrated stainless steel electric oven.

From the emntrance hall stair case rising to.

## First floor landing

Shelved storage cupboard and airing cupboard housing hot water tank.

## Bedroom 2

13'7" into wardrobes to 11'8" x 9'3" (4.14m into wardrobes to 3.56m x 2.82m)

Part mirror fronted wardrobes providing hanging and shelving space, radiator, Upvc double glazed window to the rear garden, dado rail.

## Bedroom 3

12;4" x 9'2" max (3.66m;1.22m x 2.79m max)

Upvc double glazed window to the front, radiator.

## Bedroom 4

7'8" x 6'6" (2.34m x 1.98m)

Built in work station, shelving, radiator, Upvc double glazed window overlooking the rear garden.

## Family Bathroom

6'6" x 5'5" (1.98m x 1.65m)

4 spot lights, extractor, fitted with a white suite of panelled bath with mixer tap over, wash hand basin with mixer tap over, tiled surrounds, shaver socket, low level WC, chrome heated towel rail, Upvc double glazed window, tiled floor.

Staircase form the first floor landing rising to.

# PROPERTY DESCRIPTION

## Second floor landing

Door to master bedroom suite.

## Bedroom 1

24'4" max x12'6" to 9'3" (7.42m max x3.81m to 2.82m)

Part sloping ceilings with timber double glazed sky light and Upvc double glazed bay window to the front, 2 radiators, cupboard housing gas fired boiler, access to eaves storage space and door to.

## Ensuite Shower room

8'9" x 6'5" (2.67m x 1.96m)

Timber double glazed sky light, 3 spot lights, extractor, chrome heated towel rail, fitted with a white suite of wash hand basin, low level WC, tiled shower cubicle with folding screen and mains mixer shower unit, part tiled walls, tiled floor.

## Outside

Front garden enclosed by railings, with paved pathway, chipping stone borders, bin and recycling store. The rear garden is south westerly facing thus attracting a good deal of sunlight, with a paved patio providing a private place to relax and dine, outside light and tap, 2 areas of artificial grass with block paved edgings, timber garden shed, electric car charging point. The rear garden is enclosed by timber fencing with a pedestrian gate providing access to 2 car parking spaces to the rear of the property.

## Tenure

Freehold, note there is a charge of £50 per quarter for the communal maintenance of the estate.

## Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage mains drainage via Bristol Wessex water
- Broadband via fibre to the property
- Council tax band D

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

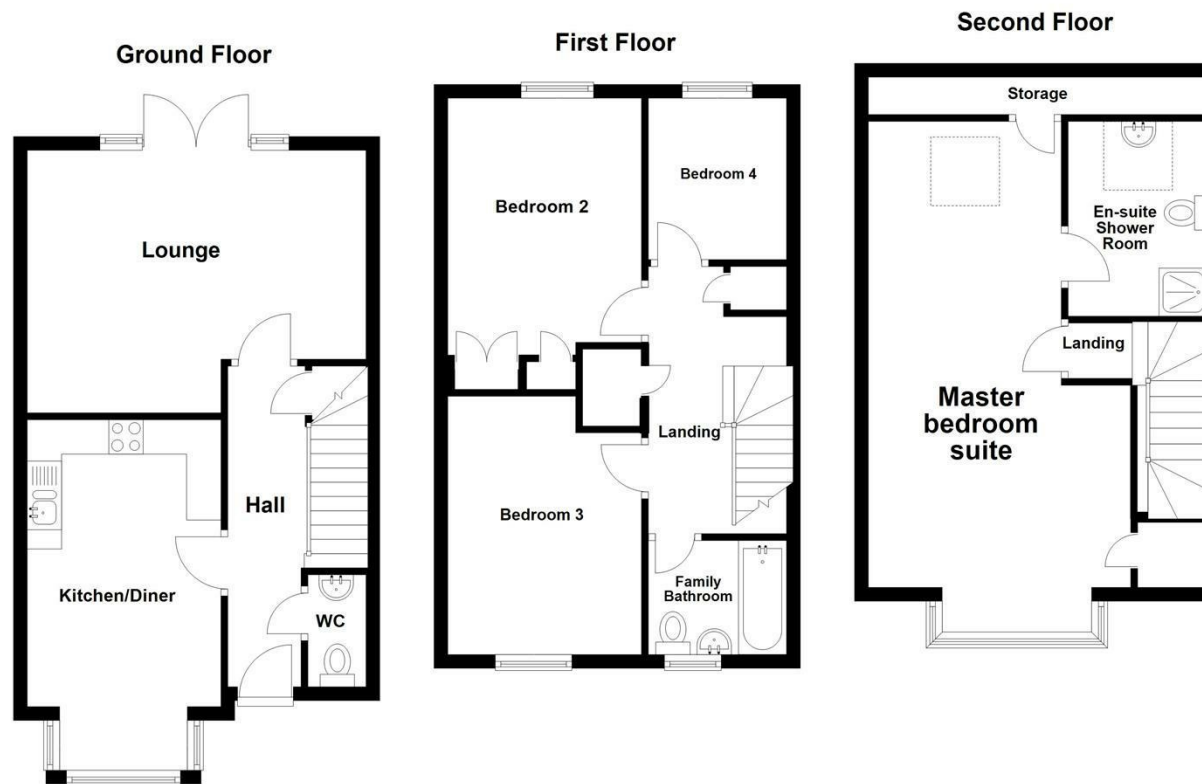
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









# Hobbs & Webb

## 01934 644664

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From - Fri 8am - 6pm Sat 9am - 4pm

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.