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# Harris & Lee

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*Orchard Close, Banwell*

*OIEO £325,000*

- \* *2 Bed Semi Bungalow*
- \* *Tucked Away Position*
- \* *Large Plot & Lovely Gardens*
- \* *D/G Conservatory*
- \* *Long Drive to Garage*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

## 8 Orchard Close, Banwell, BS29 6DF

### Description

A semi detached bungalow tucked away at the end of level cul-de-sac position, in the village of Banwell, featuring a fabulous triangulated plot that widens as you wander down, enjoying established gardens to the front, side and rear aspects. This also incorporates a lovely size driveway, providing plenty of off road parking opportunity, leading also to a detached garage with front and side access. The double glazed and gas centrally heated accommodation includes an impressive 18'5" x 13'9" living room, leading through to a 12'8" x 10'6" double glazed conservatory. The bathroom has been re-styled to a modern shower room and both bedrooms can be considered as 'doubles'. A rare opportunity to acquire a semi detached bungalow with this type of setting and plot, offered too with the benefit of 'no onward chain'. A gardeners delight!

### Accommodation

#### Entrance

Double glazed side entrance door opening to lobby with further multi pane glazed door to

#### Entrance Hall

L-shaped hallway with access to loft space. Smooth ceiling finish, radiator.

**Living Room** 18' 5" x 13' 9" (5.61m x 4.19m) reducing to 13', including feature fireplace. Textured ceiling. 2 radiators. Double glazed windows and sliding doors to

**Conservatory** 12' 8" x 10' 6" (3.86m x 3.20m)

Double glazed with windows to side and rear, plus patio doors to the rear garden. Access through to

**Porch** 9' 0" x 4' 0" (2.74m x 1.22m)

Double glazed windows to side and rear plus door to gardens.

**Kitchen** 11' 0" x 9' 10" (3.35m x 2.99m)

Fitted wall and base units with roll edge work surfaces, sink unit with mixer tap and tiling to splash backs. Space for cooker. Space for under counter fridge, freezer and washing machine. Radiator. Dual aspect double glazed windows to side and rear.

**Bedroom 1** 12' 5" plus bay x 12' 7" (3.78m x 3.83m)

plus recess with fitted double wardrobes. Low level cupboard storage. Smooth ceiling finish, radiator. Double glazed bay window to front aspect.

**Bedroom 2** 11' 1" x 9' 3" (3.38m x 2.82m)

Smooth ceiling finish, radiator. Double glazed bay window to front aspect.

**Shower Room** 7' 10" x 6' 2" (2.39m x 1.88m) plus

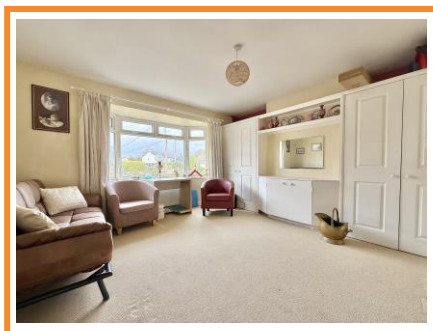
built-in cupboards housing the Worcester gas fired boiler. Good size shower cubicle with mains shower, counter with wash hand basin and cupboards below. WC. Heated towel rail. Tiling to walls. Obscure double glazed window to side aspect.



### Tenure

Freehold, council tax band is 'C'.

**The energy rating for this property is 'D'.**



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## Outside

Enclosed triangle shaped front garden laid to stone chippings and crazy paving for ease of maintenance. A shared lane provides access to a lovely size driveway providing off road parking for at least 3 cars, plus the impressive plot size allows for adaptation to create further parking opportunity if desired. The gardens complementing this bungalow are a particular feature and stretch from the rear to the side aspect, incorporating a circular lawn and areas laid to patio, stone chippings. There is an array of flowers and established shrubs and trees, plus raised planters currently filled with stone chippings. Outside tap and greenhouse. A detached garage (unable to measure at time of inspection), has an up and over door plus side personal door.



## Plot



GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 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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