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TANNER ROAD, BANWELL, NORTH SOMERSET . BS29 6EP



£335,000 FREEHOLD

Passionate about Property

PRESENTED IN EXCELLENT ORDER THROUGHOUT, Sought After Location, NO CHAIN, 3 Bedrooms, En Suite Shower Room, Lounge, Kitchen/Diner with upgraded worktops, Downstairs Cloakroom, South Westerly facing Landscaped Rear Garden including : Retractable Pergola, Astroturf & Patio. Gas Heating, Viewing Highly Recommended. Upvc Double Glazing, EPC: B, Freehold, Council Band: C. 360 Tour Available

Location

Ideally situated within the highly sought after Mead Fields development, the property enjoys excellent access to the M5 corridor, well regarded local schools, and an array of nearby amenities. Weston-super-Mare & Worle provide ample shopping and leisure facilities.

Entrance Hall

Panelled Entrance door with double glazed insert, stairs to first floor accommodation, radiator, cupboard housing electrics and internet connection point.





Lounge (13' 09" x 11' 10") or (4.19m x 3.61m)

Upvc double glazed window to the front with slatted shutters, spot lights, double radiator.

Downstairs W.C

Auto light, low level W.C, pedestal wash hand basin, radiator, extractor fan.

Understairs Cupboard

Generous walk in cupboard

Kitchen/Diner (15' 01" x 9' 01") or (4.60m x 2.77m)

Upvc double glazed window and double doors to the rear, fitted with a range of wall and base units, inset 1 1/2 bowl sink unit with mixer tap over, Zanussi double electric oven, four ring electric hob with extractor fan over, built in fridge, freezer, dishwasher and washing machine, upgraded marble worktops, spot lighting, double radiator.

First Floor Landing

Access to roof space, radiator.





Bedroom 1 (11' 01" x 9' 05") or (3.38m x 2.87m)

Upvc double glazed window to the front, full height window to the front, radiator, space for wardrobes.

En Suite

Upvc double glazed window to the front, corner shower with mixer shower over, vanity unit and basin, low level W.C, spot lighting, extractor, ladder style towel rail.

Bedroom 2 (10' 07" x 8' 04") or (3.23m x 2.54m)

Upvc double glazed window to the rear, radiator.

Bedroom 3 (11' 02" x 6' 08") or (3.40m x 2.03m)

Upvc double glazed window to the rear, radiator.





Bathroom

Panelled bath with mains fed shower over, pedestal wash hand basin, low level W.C, tiled walls, ladder style heated towel rail, extractor fan.

Outside

Driveway for 2/3 cars, landscaped area to the front, gate to the rear.

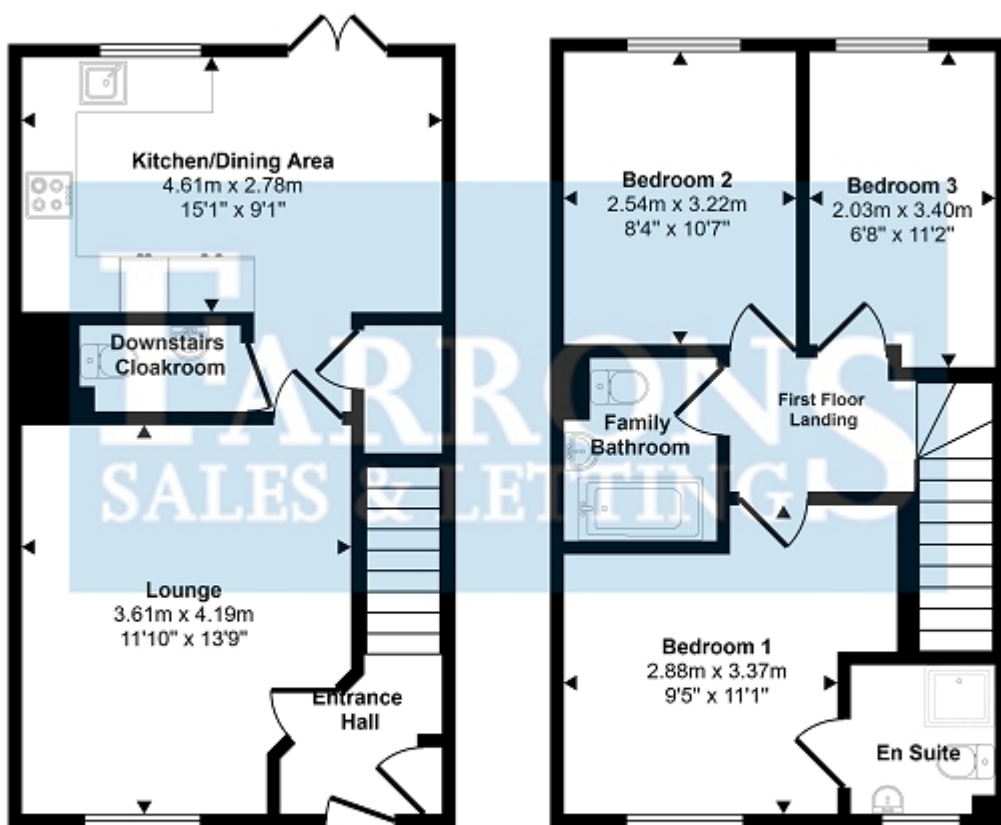
Rear Garden

Extensively landscaped south westerly facing gardens to include: Paved area, astro turf lawn, decked area, raised patio with fixed gazebo with retractable sides and roof, timber shed, outside water tap and power.

Material Information

'Gosford' house design, approximately 866 square feet according to the developers drawings.





Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract