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**RIVERSIDE, BANWELL, NORTH SOMERSET. BS29 6EE**



**£299,950 FREEHOLD**

# Passionate about Property

**NO ONWARD CHAIN!** Three bedroom semi-detached house situated in an enviable position on Riverside, with open views to the front, driveway, garage and additional outbuildings within the secluded East-facing garden to the rear. Call now to arrange a viewing!

Council Tax Band: B

## Location

Situated in the village of Banwell, famous for its 'Castle on the hill'. The village is surrounded by the beautiful Mendip countryside and offers a range of amenities within walking distance, including, Primary School, Churches, Bowling Club, General Store, Post Office, Library, Newsagents, Public Houses, Takeaway and a Restaurant. Weston-super-Mare town centre is approximately 5 miles away and offers a wide and comprehensive range of shopping and leisure facilities for all ages. For those with an equestrian interest there are many bridle paths and equestrian facilities in the area and for the keen walkers there are many routes to explore in the surrounding countryside. Other amenities close by include Churchill Secondary School, Mendip Ski Centre, and a range of top Golf Courses. For the commuter there are mainline railway connections at Worle Parkway and Weston-super-Mare.

## Directions

From Bristol heading South West on the A38 proceed through the village of Langford. At the traffic lights turn right onto Dinghurst Road signposted to Banwell & Weston-super-Mare. Follow the road for approximately 2 miles passing through the village of Sandford. At the 'T' Junction in Banwell turn right onto West Street (A371) and then immediately right again onto Church Street. Follow the road through a left and right hand bend passing the village bowling club and Brewers Arms on the left. Continue along this road where the property will be found on the right hand side overlooking the green space and childrens play area.





#### **Entrance Hall**

Door to front elevation. Radiator. Tiled flooring. Carpeted stairs to first floor. Door to:

#### **Living/Dining Room (13' 07" x 11' 03") or (4.14m x 3.43m)**

Upvc double glazed window to front. Carpeted flooring. Radiator. Fireplace with log burner. Glazed door to:

#### **Kitchen (12' 08" x 7' 05") or (3.86m x 2.26m)**

Fitted kitchen with space for appliances, two Upvc double glazed windows and a door to the rear garden. Vinyl flooring. Door to:

#### **Downstairs Shower Room**

Contemporary suite with large shower area, wash basin and enclosed WC. Tiled walls and flooring. Radiator. Under-floor heating. Two Upvc double glazed windows.

#### **Landing**

Upvc double glazed window. Carpeted flooring. Loft access. Doors to:





**Bedroom 1 (11' 11" x 9' 06") or (3.63m x 2.90m)**

Upvc double glazed window to front providing a lovely view over the green, towards Banwell hillside. Built-in double wardrobe. Further wardrobe with curtains and storage over, with shelving to side. Carpeted flooring. Radiator

**Bedroom 2 (11' 05" x 8' 0") or (3.48m x 2.44m)**

Upvc double glazed window to rear. Carpeted flooring. Radiator.

**Bedroom 3 (8' 07" x 8' 03") or (2.62m x 2.51m)**

Upvc double glazed window to rear. Exposed wood flooring. Radiator. Built-in cupboard housing gas boiler.

**Front Garden**

Small area of lawn with timber fencing to the side and front.

**Driveway**

Off street parking for several vehicles in tandem. Side gate to rear garden.





**Garage (17' 05" x 9' 03") or (5.31m x 2.82m)**

Up and over door to front. Power and light. Window to side.

**Rear Garden**

Secluded East-facing rear garden that comes to life in the summer, with many notable features such as the decked and stone paved patio areas and sheltered pizza oven! Access to:

**Workshop (10' 07" x 9' 02") or (3.23m x 2.79m)**

A timber addition with a pitched roof on the back of the garage, with power and light.

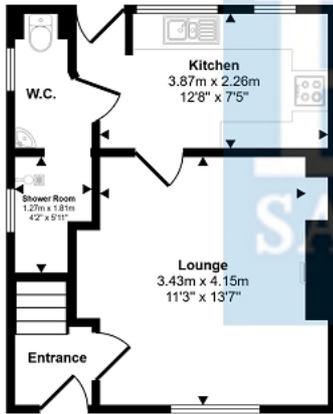
**Summer House (15' 01" x 9' 05") or (4.60m x 2.87m)**

Great for all ages and suitable for use all your round as a study / studio. Power and light. Windows and French doors to the garden.

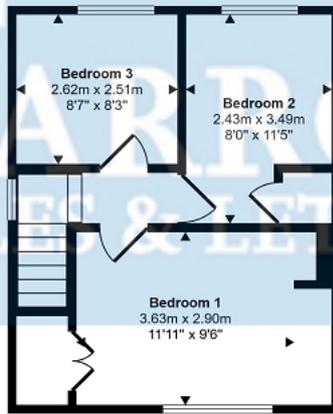


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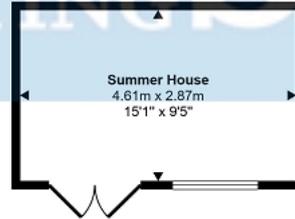
Approx Gross Internal Area  
106 sq m / 1141 sq ft



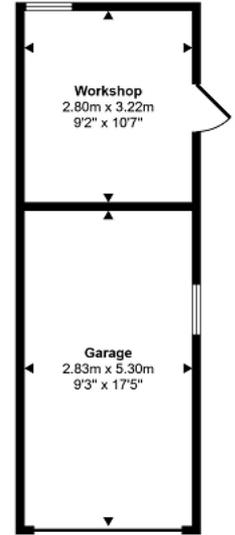
Ground Floor  
Approx 34 sq m / 366 sq ft



First Floor  
Approx 34 sq m / 370 sq ft



Summer House  
Approx 13 sq m / 142 sq ft



Garage/Workshop  
Approx 24 sq m / 263 sq ft

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		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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