

Waits Close, Banwell, Somerset. BS29 6HH

£255,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A semi-detached bungalow with a lovely size garden, perfect for those who love to potter in the garden and relax.

The bungalow is set in a cul-de-sac location, and offers nice size accommodation, that is in need of updating, but has been priced accordingly.

Once inside you have a porch, hallway, a very useful lean to, living room with sliding doors onto the garden, 2 bedrooms, bathroom, kitchen, plus warm air central heating, double glazing, driveway to the garage, and a lovely garden that has views towards the hills/woods.

This bungalow would suit someone wanting a quiet location, that doesn't mind updating the property, to their own specification

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached bungalow
- 2 bedrooms
- Lovely size garden
- Cul-de-sac location
- Garage and parking
- Lounge with door on to the garden
- No onward chain
- Double glazing & warm air central heating
- EPC-tbc



## ROOM DESCRIPTIONS

### **Main front door to the porch**

#### **Porch:**

Door to the hallway

#### **Hallway:**

Cupboard housing the warm air boiler

#### **Living room:**

4.53m x 3.29m (14' 10" x 10' 10") Sliding double glazed door to the garden

#### **Kitchen:**

3.54m x 2.74m (11' 7" x 9' 0") Sink unit, floor and wall units, built in oven and hob, double glazed window, plumbing for washing machine, door to the lean to

#### **Lean to:**

4.51m x 1.89m (14' 10" x 6' 2") A useful room, with doors to the front and rear, window

#### **Bedroom 1:**

3.85m x 3.00m (12' 8" x 9' 10") Wardrobes, double glazed window

#### **Bedroom 2:**

2.99m x 2.08m (9' 10" x 6' 10") Double glazed window

#### **Bathroom:**

Bath, wash hand basin, WC

#### **Garage and parking:**

The driveway leads to the SINGLE GARAGE

#### **Rear garden:**

A lovely size with outlook towards wooded area. Patio area, shingled areas, and abundance of shrubs and plants.







# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
672.21 ft<sup>2</sup>  
62.45 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

