Wolvershill, Banwell, Somerset. BS29 6LA

£375,000 Freehold

FOR SALE

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Nestled in a desirable semi-rural location, this charming semi-detached house offers a perfect blend of countryside tranquility and practical living. With open fields stretching behind the property and an attractive, unspoiled outlook to the front, the setting is ideal for those who value both privacy and scenic surroundings.

The home itself provides exceptionally versatile accommodation, thoughtfully designed to meet the needs of modern living. Upon entering, you are welcomed into a hallway that sets the tone for the property. The living room is a comfortable and inviting space, perfect for relaxation, while the additional sitting room offers flexibility and can easily be used as a third bedroom, catering to a variety of lifestyle requirements. At the heart of the home is the impressive 25ft kitchen/diner, offering ample space for family gatherings or entertaining guests. Adjacent to this is a generously sized utility room, providing practical storage and laundry facilities. The sunroom, bathed in natural light, creates an additional area to unwind while enjoying views of the delightful garden. The property includes two well-proportioned bedrooms, one of which features its own en-suite shower room for added convenience and privacy. The family bathroom serves the rest of the home with a tasteful design and functional layout.

A large integral garage adds valuable storage or workshop potential, enhancing the practicality of the property. Outdoors, the cottage-style garden is a true highlight, featuring a variety of plants and spaces to relax or entertain, while the ample driveway provides plenty of parking for residents and visitors alike. Additional advantages include modern gas central heating, double glazing throughout, and the significant benefit of being offered with no onward chain. This home offers a rare opportunity to enjoy a peaceful, semi-rural lifestyle without compromising on comfort or accessibility. Whether you're looking for flexible living arrangements, picturesque surroundings, this house has it all.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached house
- 3 bedrooms
- 25ft Kitchen/diner
- Backing onto fields
- 2 bathrooms
- Large garage and ample parking
- Sun room
- No onward chain
- EPC-tbc

ROOM DESCRIPTIONS

Main front door to porch

Porch

Door to the hallway

Hallway:

Stairs to the first floor, radiator

Living room:

3.84m x 3.06m (12' 7" x 10' 0") Double glazed bay window, radiator, double doors to the bedroom 3/sitting room

Bedroom 3/sitting room:

3.87m x 3.84m (12' 8" x 12' 7") Radiator, sliding doors to the garden

Kitchen/diner:

7.78m x 3.11m (25' 6" x 10' 2") Belfast style sink, a range of floor and wall units, display cabinets, builtin oven and hob, 2 double glazed window, double doors to the garden, opening to the Sunroom, door to the utility room

Sunroom:

3.46m x 2.86m (11' 4" x 9' 5") Double glazed windows, double doors to the utility room. double doors to the garden

Large utility area

5.12m x 3.17m (16' 10" x 10' 5") Sink unit, plumbing for washing machine, tiled floor, door to the garage

Bathroom:

Walk in shower cubicle, WC, wash hand basin, 2 double glazed windows,

First floor landing:

Cupboard housing the boiler

Bedroom 1:

Double glazed window with views to the rear, radiator, door to en-suite

En-suite:

Shower cubicle, WC, wash hand basin

Bedroom 2:

4.19m x 3.69m (13' 9" x 12' 1") 2 double glazed windows with views to the front and rear, radiator

Large GARAGE

6.41m x 4.61m (21' 0" x 15' 1") Light and power

Parking:

To the front you have parking for 3-4 vehicles

Rear garden:

A cottage style garden with an abundance of shrubs, plants, flowers, lawn area, all backing onto fields

NOTE;

There is mains water, electric, gas....but NOT mains drainage, so there is a septic tank

FLOORPLAN & EPC

Floor 0

Large utility area
16'9" x 10'4"
5.12 x 3.17 m

Sunroom
11'4" x 9'4"
3.46 x 2.86 m

Garage
15'1" x 21'0"
4.61 x 6.41 m

Kitchen/diner
25'6" x 10'2"
7.78 x 3.11 m

Porch

Hallway

Bathroom

Living Room
10'0" x 12'7"
3.06 x 3.84 m

Bedroom 3/Sitting room
12'8" x 12'6"
3.87 x 3.84 m

Floor 1

Bedroom 2
13'9" x 12'1"
4.19 x 3.69 m

Landing

Bedroom 1
12'4" x 8'5"
3.76 x 2.58 m

En-suite

HOUSE FOX
THE FAIRER FEES ESTATE AGENT

Approximate total area[1]

1604.36 ft²

149.05 m²

Reduced headroom

65.15 ft²

6.05 m²

(1) Excluding balconies and terraces

Reduced headroom

.... Below 5 ft/1.5 m

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.

GIRAFFE**360**

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92+) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**		
(39-54) **E**	50	
(21-38) **F**		76
(1-20) **G**		
Not energy efficient – higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

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