

Ship House, West Street, Banwell, Somerset. BS29 6AH

£187,500 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....This beautifully presented flat is a charming property located in the heart of the village of Banwell. It features two double bedrooms, with the primary bedroom boasting an en suite.

The open-plan living area includes a well-appointed kitchen, and the property benefits from two allocated parking spaces in a gated area. Situated in the historic Ship pub, which was converted into six well-appointed flats around 4 years ago, this property is accessed via an electric gated driveway from the High Street.

The flat is approached via a few steps leading down to the front entrance, which opens into the open-plan living area. The kitchen is equipped with a range of wall and base units with worktops, a halogen hob with an extractor hood, an electric oven, an integrated dishwasher, a washing machine, and a fridge freezer. It also features an inset black sink/drainer and seamlessly integrates with the living area, which includes a large feature fireplace with space for a log burner.

The property offers two double bedrooms, with the primary bedroom benefiting from an en suite bathroom complete with a white suite, including a WC, basin, and shower. The family bathroom also features a white suite with a WC, basin, and bath with an overhead shower.

Outside, there is space for a table and chairs, to enjoy alfresco dining or a drink in the sunshine which is communal, but each apartment, tends to look after a specific area

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Modern flat in converted pub
- Two bedrooms, Bed 1 with en suite
- Open plan kitchen / living area
- Well presented property throughout
- Two allocated parking spaces to rear
- Gated parking access to rear (off High St)
- Council Tax Band - A
- Listed building so no EPC required



ROOM DESCRIPTIONS

Main front door to the:

Open Plan Living room/Kitchen

20' 8" x 18' 1" narrowing to 14'5 (6.30m x 5.51m) Electric heating; window to front; kitchen offers a range of wall and base units with worktops over, halogen hob with extractor hood over and electric oven under, integral dishwasher, washing machine and fridge freezer, inset black sink/drainer and is open to the living area which has a large feature fireplace with space for log-burner.

Bedroom 1

14' 4" x 12' 2" (4.37m x 3.71m) Electric heating; window to front; door to ensuite

En Suite to Bed 1

A white suite of WC, wash basin and shower; electric towel radiator

Bedroom 2

13' 9" x 9' 0" (4.19m x 2.74m) Electric heating; window to rear

Bathroom

9' 6" x 6' 0" (2.90m x 1.83m) The family bathroom is also a white suite of WC, basin and bath with shower over; Electric towel radiator; extractor fan

Outside

Outside there is space for table and chairs

Electric gated driveway access from the High Street leading into a parking area with allocated spaces.

Please note - all heating is electric, remaining lease is from the original 999yrs and there is a monthly maintenance fee of £70; the entire building is a listed building.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
766.85 ft²
71.24 m²

(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.

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