

Tanner Road, Banwell, Somerset. BS29 6AT

Offers in the Region of £330,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to market this beautifully presented three-bedroom semi-detached home situated within the highly sought-after Mead Fields development in Banwell, North Somerset.

Offering an exceptional blend of modern design, comfort, and everyday convenience, our vendor has further enhanced the property from new with a stunning interior design as per photography and externally adding a feature wooden porch to the front, landscaped gardens to both front & rear with a covered feature pergola providing an excellent area for entertaining to the rear.

Just over three years old and benefiting from the remainder of its NHBC warranty, the property is freehold and presented in true move-in-ready condition, making it an ideal choice for families, professionals, first-time buyers, or investors seeking a quality home within a thriving community.

The thoughtfully arranged accommodation is set over two floors and begins with a light and welcoming entrance hallway, leading to a spacious lounge with a large combined kitchen/diner to the rear of the property with walk-in larder & cloakroom off. This versatile space is perfectly suited to both relaxed family living and entertaining. The contemporary, high-specification kitchen is fitted with integrated appliances including an oven, hob, and dishwasher, all designed to complement modern lifestyles.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom offers a stylish en-suite shower room, providing a comfortable private retreat, while the remaining two bedrooms are served by a modern family bathroom with a clean, contemporary finish, offering flexibility for growing families, guests, or home working.

Externally, the home benefits from a fully enclosed rear garden, thoughtfully landscaped by our vendor to include a patio area ideal for outdoor dining, summer barbecues, or peaceful evenings. A recently installed covered pergola provides valuable additional space for entertaining even when the weather is not so clement. Further benefits include side access, and to the front a tiled area opening to a private driveway offering reliable off-street parking for two vehicles.

Ideally positioned close to Banwell village and the M5 motorway, the property enjoys pleasant views to the front over an open park area & boasts excellent transport links to Weston-super-Mare, Bristol, Taunton, and Exeter. Well-regarded local schools, parks, and everyday amenities are all within easy reach, making this an excellent choice for those seeking a well-connected yet peaceful place to call home.

Offered with no onward chain complications and with much of the furniture pictured available by negotiation an early viewing is highly recommended to fully appreciate the quality of the fit & finish, space and lifestyle this impressive home has to offer.

FEATURES

- Immaculate Semi-Detached House
- Beautifully Decorated Throughout
- Upgraded Fixture & Fittings
- Landscaped Rear Garden
- Driveway Parking to Front
- Secluded & Tucked Away Location
- Just over Three Years Old
- No Chain Complications
- EPC - B
- Council Tax Band C



ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall - Access via the front door. Stairs leading from the ground floor to the first floor with feature wood panelling. Useful cupboard. Door into living room.

Living Room - Access via the entrance hall. Double glazed window to front. TV point. Door into kitchen/diner. Wood laminate flooring.

Kitchen/Diner - Access via the living room. Double glazed window to rear. Patio doors leading out to rear garden. Walk-in under-stairs storage cupboard. Range of wall and base units with upgraded white granite style worktop over. Wall mounted combi boiler. Zanussi eye level double oven. Gas hob with extractor over. Integrated, fridge/freezer, dishwasher & washer/dryer. Inset double sink with mixer tap. Tiled splash-backs.

Cloakroom - Access via the kitchen/diner. Stunning decoration with half height wood panelling - white suite comprising low level W/C. Wash hand basin.

FIRST FLOOR

Landing - Stairs leading from the ground floor to the first floor. Doors to all principle rooms. Loft access.

Bedroom One - Access via the landing. Double glazed window to front. Feature wall. Twin hanging side Edison lights. Wood laminate floor. Door into en-suite.

En-Suite - Obscure double glazed window to front. Walk in shower with mains operated shower unit. Low level W/C. Wash hand basin.

Bedroom Two - Access via the landing. Double glazed window to rear. Wood laminate floor. Half height wood panelled walls.

Bedroom Three - Access via the landing. Double glazed window to rear. Wood laminate floor.

Family Bathroom - Access via the landing. Beautifully decorated with feature half height tiling. Bath with mains operated shower over. Low level W/C. Wash hand basin.

OUTSIDE

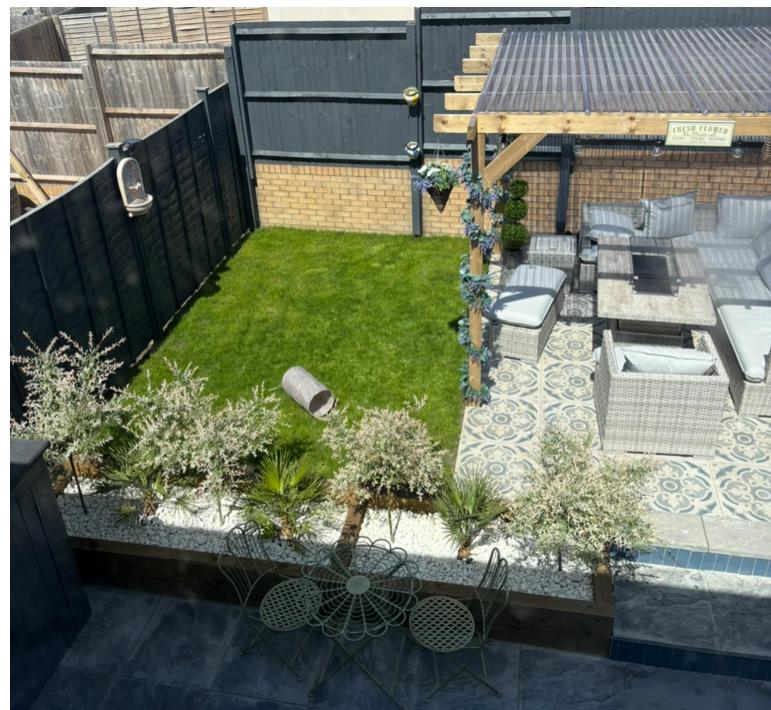
Rear Garden - A real feature of the sale is the landscaped garden with patio & lawned areas plus a covered pergola ideal for entertaining. Access via the kitchen/diner or side gate into rear garden. Fully enclosed by wall and fencing.

Front Of Property/Driveway - Feature tiled front area opening to driveway for parking for two/three vehicles. Path leading to front door.

NOTE

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC

