

Westfield Crescent, Banwell, Somerset. BS29 6BG

£240,000 Freehold

FOR SALE



www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS Nestled within the village of Banwell, this semi-detached house presents an exciting opportunity for renovation and transformation. With its generous corner plot, the property exudes potential, awaiting a touch of modernization and updating to truly shine.

Step inside to discover a front-to-back living room, perfect for relaxing evenings or lively gatherings. Adjacent, the dining area with small kitchen off, sitting room, plus a utility room and cloakroom Upstairs, you have two well-proportioned bedrooms and a bathroom.

Outside, the property delights with gardens enveloping three sides, offering space for outdoor enjoyment and leisure. A driveway leading to the garage provides ample parking, completing this delightful picture of village living with potential aplenty.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached house
- In need of modernisation
- Lovely size gardens
- Living room & dining room
- Garage and parking
- Sitting room
- Small kitchen
- Utility room & cloakroom
- EPC-tbc



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to first floor, door to the living room

Living room:

4.98m x 3.37m (16' 4" x 11' 1")
Front to back room,,,,double glazed window to the front, sliding door to the rear, radiator

Dining room:

4.44m x 2.61m (14' 7" x 8' 7")
Double doors to the sitting room, opening to the kitchen, door to the utility room

Kitchen:

2.09m x 1.46m (6' 10" x 4' 9") Sink unit, floor and wall units, oven and hob, double glazed window

Sitting room:

3.12m x 2.22m (10' 3" x 7' 3")
Double glazed window

Utility room:

2.17m x 1.76m (7' 1" x 5' 9")
Plumbing for washing machine, door to the rear, door to the cloakroom

Cloakroom:

WC, window

First floor landing

Window

Bedroom 1:

3.76m x 3.35m (12' 4" x 11' 0") 2 windows

Bedroom 2:

3.43m x 2.54m (11' 3" x 8' 4")
Window, hot water tank

Bathroom:

Bath, wash hand basin, low level WC, window

Garage and parking:

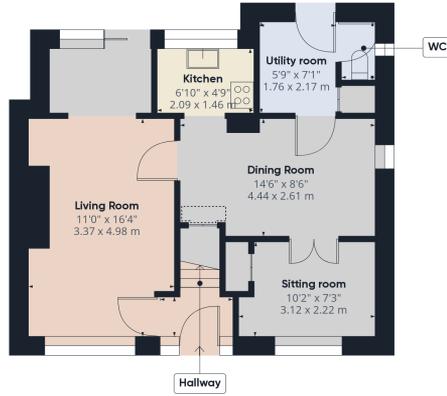
The driveway leads to a SINGLE GARAGE with an up and over door

Gardens:

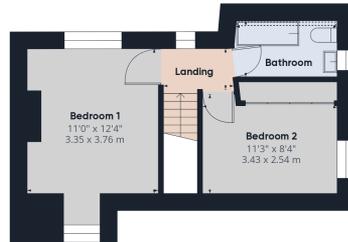
The lovely size gardens are to 3 sides, and are mainly lawn



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

866.12 ft²
80.47 m²

Reduced headroom

6.55 ft²
0.61 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

