

Westfield Crescent

Banwell, BS29 6BG

COOPER
AND
TANNER



£249,950 Freehold

Nestled in the heart of Banwell, this 1950's semi-detached home offers classic charm and modern convenience. Featuring two double bedrooms, off-street parking, a rear garden, a newly updated kitchen, a cosy living room with a woodburner, utility room, and a modern family bathroom, this property is a comfortable and well-connected place to call home.

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DESCRIPTION

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Entering the property from the front you are immediately welcomed into a well proportioned entrance hall which provides access into all ground floor rooms. The living room is a front aspect room and overlooks the front lawn. There is a wood burner which helps to add to the cosy features. The kitchen is newly designed and is fitted with a range of wall and base units with space for white appliances, garden views and access to the first floor. The ground floor is completed with a utility room which opens outside and has space for appliances, a cupboard and an easy exit to the garden. There is also a handy outside WC.

The first floor houses the two bedrooms and a family bathroom. The larger bedroom is a front aspect bedroom and there is a smaller double which over looks the garden. The family bathroom is fitted with a panelled bath with overhead shower, low level WC and a pedestal sink. The property is warmed by gas central heating.

OUTSIDE

The property benefits from off street parking and access from the front into the rear garden. The rear garden is mostly laid to lawn and is filled with a selection of mature plants and bushes, is fully enclosed and there is a patio area which is perfect for entertaining and enjoying the evening sun. There is also a front lawn which is decorated with mature flowers and trees and is fully enclosed.

LOCATION

The village of Banwell is within easy driving distance of the cities of Bristol, Bath, Wells and the national motorway network, making it an ideal choice for the commuter. The village itself has local facilities including shops, pub, church, primary school and pre-school with more comprehensive shopping, social and recreational facilities at the above mentioned cities and the coastal town of Weston-super-Mare. Secondary schooling is at nearby Churchill with its associated sports complex and nearby dry-ski slope. The long distance traveller has plenty of choice - there are excellent motorway and rail links, whilst Bristol International Airport is just a short drive away.

TENURE

Freehold

HEATING

Gas central heating

SERVICES

All mains services

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

Band B

EPC RATING

D

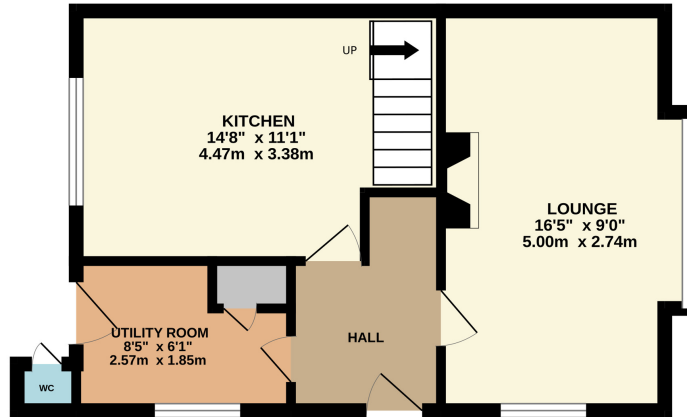
VIEWINGS

Strictly by Appointment Only- Please Call Cooper and Tanner

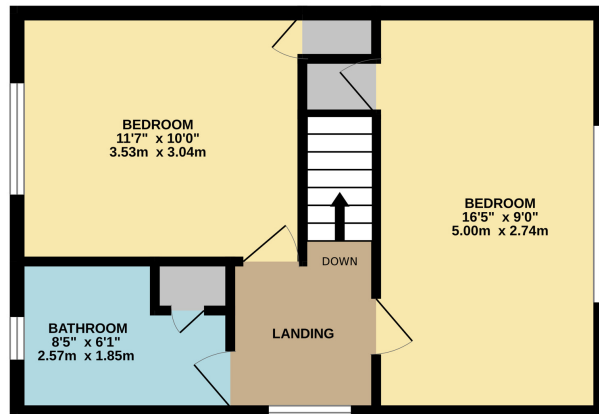




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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