

West Garston, Banwell, Somerset. BS29 6EY

£250,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX PRESENTS ... This well presented semi detached bungalow is set in a quiet cul de sac area in Banwell, close to shop and bus routes, and offers 2 bedrooms, lounge diner, off street covered parking and a rear garden. The property has been completely renovated with new doors/windows, new gas boiler and heating system/kitchen/bathroom/decor/carpets and now looks a fantastic property. There is parking for 2 on the driveway to the front/side of the property and a useful covered parking area. From the drive there is a useful gate to the rear garden. The main entrance hall of the bungalow has doors to the 2 bedrooms which are to the front and the family bathroom has a new suite of WC, wash basin and bath with shower over and a glass screen. The living room is a great size and has the new addition of french doors out to the rear garden. The kitchen is also new and offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset white composite sink/drainers and a built in cupboard. To the rear the garden has a large patio area directly to the rear for table and chairs, steps up through lawned tiers, new fencing, a side gate to the driveway and a large timber summer house to the side. The property is offered to the market with the possibility of no onward chain.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached bungalow
- Two bedrooms
- Cul de Sac location
- Entire property been updated
- Rear garden with summer house
- New bathroom, kitchen, electrics
- Off street parking
- EPC - C



## ROOM DESCRIPTIONS

### Lounge Diner

16' 6" x 9' 4" (5.03m x 2.84m)  
Radiator; Upvc double glazed french doors to garden; door to kitchen

### Kitchen

10' 7" x 7' 1" (3.23m x 2.16m)  
Upvc double glazed window to side and rear; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset white composite sink/drainage and a built in cupboard

### Bedroom 1

11' 9" max into bay x 9' 0" max (3.58m x 2.74m) Radiator; Upvc double glazed window to front

### Bedroom 2

9' 6" x 7' 8" (2.90m x 2.34m)  
Radiator; Upvc double glazed window to front

### Bathroom

7' 0" x 5' 5" (2.13m x 1.65m)  
Towel Radiator; Upvc double glazed window to side; new suite of WC, wash basin and bath with shower over and a glass screen

### Outside

FRONT - To the side is covered off street parking for 1 or maybe 2 vehicles with gate to rear garden; front laid to chippings for further parking

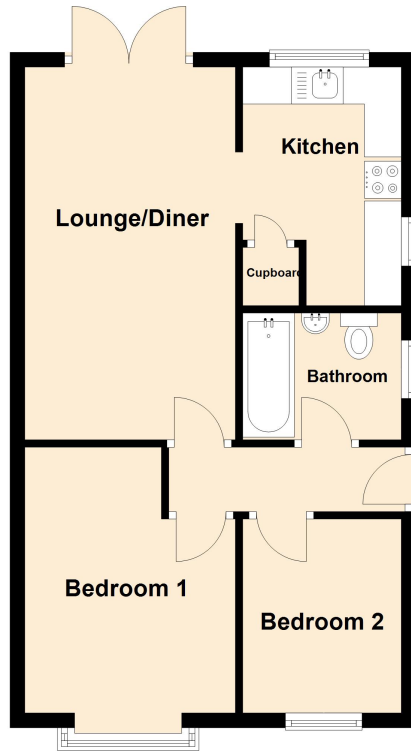
REAR - large patio area directly to the rear for table and chairs, steps up through lawned tiers, new fencing, a side gate to the driveway and a large timber summer house to the side.



# FLOORPLAN & EPC

## Ground Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 44.8 sq. metres (481.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	