

Porters Drive, Banwell, Somerset. BS29 6EJ

£295,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to present to the market this immaculately maintained, end of terrace home situated within the sought-after Mead Fields development.

Built less than three years ago, this beautiful property would serve as an ideal first-time purchase or family residence, boasting a larger-than-average rear garden.

The accommodation briefly comprises hall, living room, kitchen/diner, ground floor W/C, three bedrooms (including one with an en-suite), and a family bathroom.

Additional features include off-road parking for two vehicles, front and rear gardens and a high energy efficiency rating of Grade B.

Contact us today to arrange your viewing!

## FEATURES

- End of Terrace House
- Immaculate Condition
- Less than three years old
- Balance of new home warranty
- Three bedrooms
- Driveway Parking for Two vehicles
- No Onward Chain
- EPC - B
- Council Tax Band - C
- Freehold



## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hall - Access via the front door. Stairs leading from the ground floor to the first floor. Cupboard. Door into living room.

Living Room - Access via the entrance hall. Double glazed window to front. TV point. Feature panelled wall with twin wall lights. Door into kitchen/diner.

Kitchen/Diner - Access via the living room. Double glazed window to rear. Patio doors leading out to rear garden. Storage cupboard. Range of wall and base units with worktop over. Concealed wall mounted Ideal combi boiler. Zanussi eye level double oven. Gas hob with extractor over. Integrated dishwasher, fridge/freezer & washing machine. Inset sink with mixer tap. Ample space for a large dining table & chairs.

Downstairs W/C - Access via the kitchen/diner. Low level W/C. Wash hand basin.

### First Floor

Landing - Stairs leading from the ground floor to the first floor. Doors into all three bedrooms and bathroom.

Bedroom One - Access via the landing. Double glazed window to front. TV point. Door into en-suite.

En-Suite - Access via bedroom one. Double glazed window to front. Walk in shower. Low level W/C. Wash hand basin.

Bedroom Two - Access via the landing. Double glazed window to rear.

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

Bathroom - Access via the landing. Bath with shower over. Low level W/C. Wash hand basin.

### Outside

Rear Garden - Access via the kitchen/diner or side gate into rear garden. Patio area. Lawn area. Fully enclosed by wall and fencing. Gate to parking area.

Front Of Property/Driveway - Driveway for parking for two/three vehicles. Paved path leading to front door. Chipping area & lawn area.

### Room measurements & Disclaimer

All approximate room measurements are shown on the attached floorplan.

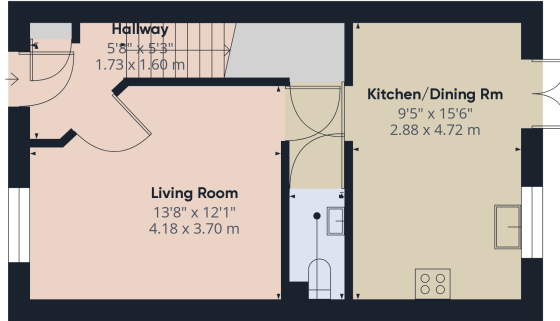
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or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



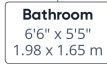
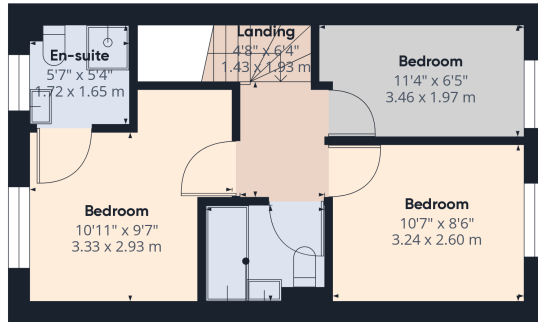




# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
770.49 ft<sup>2</sup>  
71.58 m<sup>2</sup>

(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.  
Calculations are based on RICS IPMS 3C standard.

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