

# Riverside

Banwell, BS29 6EE

COOPER  
AND  
TANNER



## £350,000 Freehold

Rarely available and on the open market for the very first time is this well proportioned three bedroom older style family home located in a semi rural position on the outskirts of Banwell within easy access to the motorway. Sitting on a generous plot and with lovely views to the front and rear. The property benefits from ample living space, an enclosed rear garden, driveway and garage and potential for annexe (subject to planning permission).

# Riverside

## Banwell

### BS29 6EE

 3  2  2 EPC TBC

## £350,000 Freehold

### DESCRIPTION

Marketed on the open market for the very first time is this well proportioned three bedroom family home located in the heart of Banwell and sitting on a generous plot. The property benefits from ample living space, an enclosed rear garden, driveway and garage.

Entering through the stable door at the front you are welcomed into a spacious kitchen/dining space which is fitted with a selection of units, with space for appliances. The family room at the front has access into the utility room and there is a door in the corner that leads to the first floor. There is a utility space that links the kitchen with the living room and the garden and provides access to the rear garden. The utility benefits from a handy under stair larder space and a cloakroom and is fitted with a selection of units with space for appliances. The ground floor is completed with a large double aspect living room which has plenty of space for sofas, a table and a study area.

The first floor houses the three bedrooms and the family bathroom. There are two front aspect bedrooms and a rear aspect bedroom which takes in views of the garden. The first floor is completed with a family bathroom with a cupboard.

### OUTSIDE

Entering from the road you are welcomed onto a large driveway that provides ample off street parking for multiple vehicles. There is access into the rear garden through a side gate and into the garage through double doors. The garage is a good size and benefits from two rear aspect windows, a side door, lighting and power. The garden is a lovely open space and is mostly laid to lawn. The garden benefits from a selection of sheds and a summerhouse and backs onto a Rhyne at the foot of the garden with panoramic views across the playing fields.

### 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 shop, 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 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 30 minute drive away. For further information see the Banwell website - [www.banwell.info](http://www.banwell.info).

### TENURE

Freehold

### SERVICES

All mains services

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

### DIRECTIONS

Travelling from the Winscombe direction, proceed down Castle Hill into Banwell taking the turning right into Church Road which becomes Moor Lane. Turn right into Riverside where the property will be found on the right hand side.

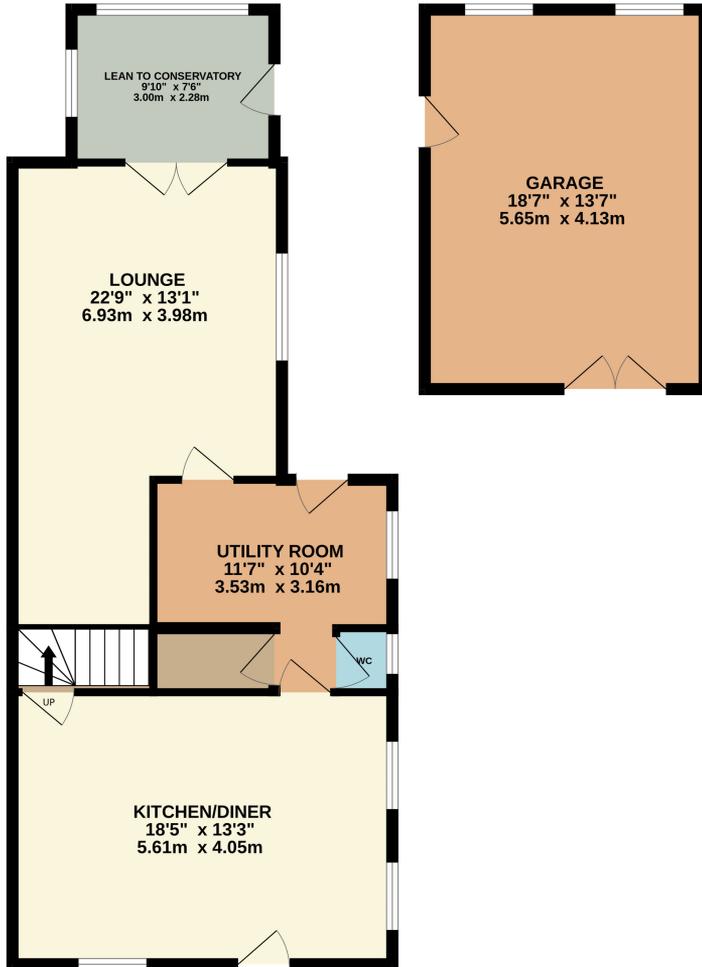
### AGENT NOTE

There is a parcel of land available to purchase separately and located away from the property which measures approximately 1.6 acres and benefits from stables and a yard.

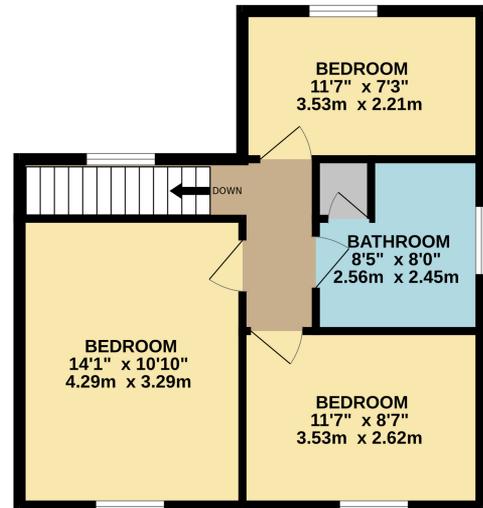




GROUND FLOOR  
981 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1445 sq.ft. (134.3 sq.m.) approx.

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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