

16 Taylors Fields, Banwell, Somerset. BS29 6AJ

£398,950 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well presented detached family house is located in a lovely quiet cul de sac location on the edge of Weston Super Mare offers 3 bedrooms, cloakroom and an en suite, parking with a garage (split into half garage/half office) and a superb rear garden. The property is approached via a pathway next to a small front garden area next to the driveway parking. The entrance hall to the property has doors to downstairs rooms, cloakroom with WC and wash basin, stairs to the first floor. The spacious living room is to the front of the property and to the rear is a good sized kitchen diner with the kitchen area offering a range of wall and base units with worktops over, induction hob with extractor hood over and eye electric oven, spaces for washing machine and fridge freezer, integral dishwasher, inset composite sink/drainers, an under stairs cupboard and french doors out to the rear garden. Upstairs there are 3 bedrooms with the master bedroom benefiting from an en suite comprising of a white suite of shower, WC and wash basin. The family bathroom is also a white suite with WC, wash basin and bath. To the outside rear of the property is a really good sized and private garden with areas of artificial lawn and patio, seating areas, a pergola with hot tub and space around and to the rear of the garage. The garage itself has been properly converted into an office space to the rear with its own door and window, and the front part is still a garage space for storage and an up and over door with driveway parking in front.

## FEATURES

- Detached family home
- Three bedrooms
- Cloakroom and en suite to Bed 1
- Superb rear garden
- Cul de Sac location
- Remainder of NHBC guarantee
- Garage converted to half storage & half office
- Well presented throughout
- Lovely area just outside Weston
- EPC - B
- 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entrance Hall / Cloakroom

Stairs to first floor

CLOAKROOM - white suite of WC, wash basin; upvc window to side, radiator

### Living Room

14' 1" x 11' 1" (4.29m x 3.38m) Radiator;  
Upvc double glazed window to front

### Kitchen Diner

18' 7" x 11' 5" (5.66m x 3.48m) Radiator;  
Upvc double glazed window and french doors to rear garden; range of wall and base units with worktops over, induction hob with extractor hood over and eye electric oven, spaces for washing machine and fridge freezer, integral dishwasher, inset composite sink/drainage

### Bedroom 1

12' 9" x 11' 2" (3.89m x 3.40m) Radiator;  
Upvc double glazed window to front; door to en suite

### En Suite to Bed 1

6' 5" x 5' 8" (1.96m x 1.73m) Radiator; Upvc double glazed window to front; white suite of shower, WC and wash basin.

### Bedroom 2

10' 10" x 8' 3" (3.30m x 2.51m) Radiator;  
Upvc double glazed window to rear

### Bedroom 3

10' 0" x 8' 6" (3.05m x 2.59m) Radiator;  
Upvc double glazed window to rear

### Family Bathroom

8' 6" x 4' 10" (2.59m x 1.47m) Radiator;  
Upvc double glazed window to side; white suite with WC, wash basin and bath.

### Outside / Garage

FRONT - Small garden area to the front with lawn and shrubs; driveway to side to garage

REAR - To the outside rear of the property is a really good sized and private garden with areas of artificial lawn and patio, seating areas, a pergola with hot tub and space around and to the rear of the garage.

GARAGE - The garage itself has been properly converted into an office space to the rear with its own door and window, and the front part is still a garage space for storage and an up and over door with driveway parking in front.

Front - 10'9 x 7'5

Rear - 14'9 x 9'7

Due to public areas needing to be cared for there is a maintenance fee of £350 per year.







## FLOORPLAN & EPC

