

Church Street

Banwell, BS29 6EA

COOPER
AND
TANNER



£340,000 Freehold

A charming and characterful four bedroom cottage set in the heart of Banwell. The cottage is well equipped with three reception rooms, a garage and a courtyard rear garden. Also with the benefit of no onward chain.

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 4  3  2 EPC TBC

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OUTSIDE

Externally the property benefits from an enclosed rear courtyard which is fully enclosed by high stone walling and is laid to patio and artificial grass and is a great private area for sitting and relaxing in and perfect for entertaining.

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 D

EPC RATING

E

VIEWINGS

Strictly by Appointment Only- Please Call Cooper and Tanner

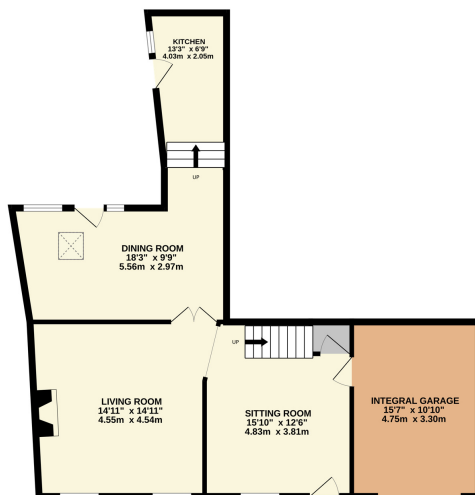
DIRECTIONS

Travelling into Banwell on the A368, East Street, from the direction of Churchill, at the crossroads turn right onto West Street. Take the next right into Church Street and the property can be found on your right hand side. Parking can be found further down on Church Street, or on East Street and take the footpath (through the iron gate next to the old fire station) and walk through the churchyard.

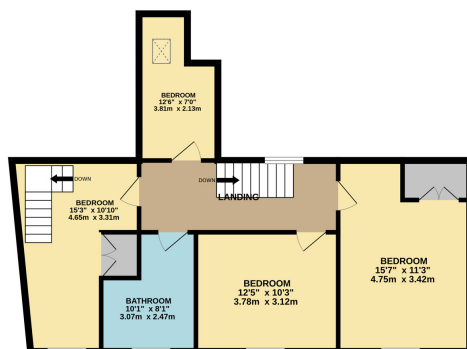




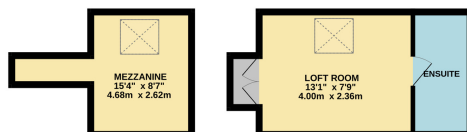
GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1829 sq.ft. (169.9 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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CHEDDAR OFFICE

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AND
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