

Tanner Road, Banwell, Somerset. BS29 6AT

£285,000 Freehold

FOR SALE



www.housefox.co.uk

 **HOUSE FOX**
ESTATE AGENTS

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to present to the market this very well maintained three-bedroom house, located within the sought-after Mead Fields development, featuring a good size rear garden where our vendor has erected a large Studio with power & light being ideal for working from home or as a games room (available by negotiation).

The accommodation briefly comprises a hall opening to living room, kitchen/diner, downstairs WC and upstairs off the landing are three bedrooms (including one with an en-suite), and a family bathroom. Additional benefits include parking for two vehicles and of course the fabulous Studio/Garden room.

Tanner Road is located betwixt the village of Banwell & Weston super Mare and shares all the amenities associated with a busy seaside town with ample shopping, leisure and school facilities close to hand.

For the commuter junction 21 provides easy access to the M5 and from there to most major towns and cities. There is a mainline train station providing fast easy access to all major parts of the country. Bristol International Airport is approximately a 30 minute drive away and a regular bus service provides access to most areas of the town and outlying districts.

FEATURES

- Modern Three Bedroom House
- Immaculate Condition
- Driveway Parking
- Vendor Found Onward Purchase
- Low Maintenance Gardens to Rear
- Viewing Essential
- Freehold Property
- Council Tax Band - (TBC)
- EPC - B



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall
Stairs rising to first floor.

Living Room -
4.12 x 3.60 (13'6" x 11'9")
Double glazed window to front aspect, door to kitchen/diner.

Kitchen/Diner -
4.60 x 2.74 (15'1" x 8'11")
Range of floor & base units with double glazed windows & patio doors to rear. Ample space for dining table & chairs. Useful storage cupboard. Tiled floor.

Downstairs Cloakroom
1.72 x 0.92 (5'7" x 3'0") -

First Floor

Bedroom One
3.00 x 2.86 (9'10" x 9'4")
Double glazed window to front aspect. Built-in twin mirrored sliding door wardrobe. Door to:

Ensuite
1.68 x 1.56 (5'6" x 5'1")
Consisting shower cubicle with electric wall mounted shower low level WC & wash hand basin. Obscure double glazed window.

Bedroom Two
3.18 x 2.52 (10'5" x 8'3")
Double glazed window to rear aspect.

Bedroom Three
3.18 x 1.90 (10'5" x 6'2")
Double glazed window to rear aspect.

Family Bathroom
1.60 x 1.56 (5'2" x 5'1")
Modern white suite consisting panel bath, low level WC & wash hand basin. Extractor.

Outside

To the front a paved path with stone chip area behind opening to two car parking spaces immediately in front of the property.

To the rear a fully enclosed low maintenance garden with paved patio & paths & artificial grass area.

STUDIO:
Tucked into the corner of the garden a sturdy constructed Studio/Garden room (by negotiation) with power & light being ideal for WFH or children's games room.

Agents Note

All room measurements are approximate.

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

