

West Garston, Banwell, Somerset. BS29 6EZ

£239,950 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

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

PROPERTY DESCRIPTION

HOUSE FOX PRESENTS....A SEMI-DETACHED HOUSE IN A CUL-DE-SAC IN BANWELL.....This semi detached house is tucked away at the end of the cul-de-sac, and was originally a 2 bedroom bungalow.

The property now comprises hallway, lounge open plan to the kitchen, 3 bedrooms (2 on the ground floor, 1 on the first floor) bathroom, conservatory, plus gas central heating, double glazing, off street parking, and a lovely enclosed rear garden.

So if you need 3 bedrooms, want a sunny garden, need off street parking, want a village location, then look no further and call House Fox Estate Agents today to book your viewing

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached property
- 3 bedrooms
- Lounge to open plan Kitchen
- Conservatory
- Enclosed sunny garden
- Gas central heating
- Double glazing
- Off street parking for 2 cars
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stairs to the first floor

Lounge open plan to the kitchen:

17' 0" MAX x 16' 7" MAX (5.18m x 5.05m) L-Shaped room.....Lounge area: Door to the conservatory, radiator, open plan to the Kitchen area: Sink unit, 2 double glazed windows, floor and wall units, built in oven and hob, plumbing for washing machine, plumbing for dishwasher, wall mounted boiler (replaced in 2022)

Bedroom 2

12' 0" x 8' 10" (3.66m x 2.69m) Radiator, double glazed bay window

Bedroom 3:

9' 8" x 7' 9" (2.95m x 2.36m) Radiator, double glazed window

Conservatory:

9' 2" x 8' 8" (2.79m x 2.64m) Double glazed windows, door to the garden

Bathroom:

Bath, wash hand basin, low level WC, double glazed window

First floor

Bedroom 1:

16' 8" MAX x 13' 9" MAX (5.08m x 4.19m) Velux style windows, radiator, sloping ceilings

Parking:

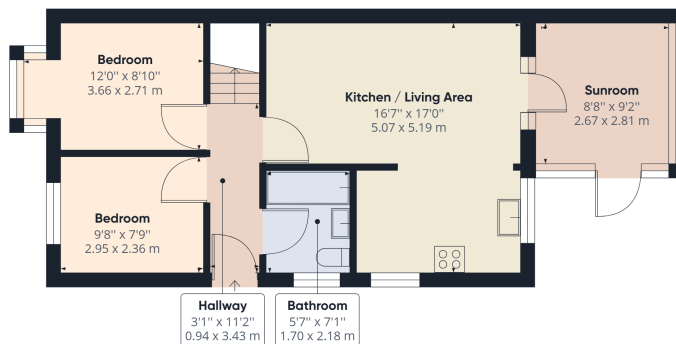
To the side of the property is parking for 2 vehicles

Rear garden:

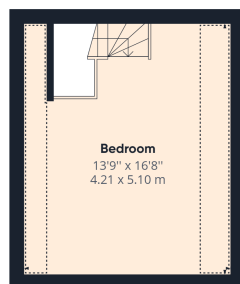
South Westerly facing garden, with patio area, artificial grass area, shrubs, flower borders



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area⁽¹⁾

801.58 ft²
74.47 m²

Reduced headroom

58.99 ft²
5.48 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

