

West Street, Banwell, Somerset. BS29 6DB

£175,000 Leasehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set in the village of Banwell, and within walking distance of the local shops, is this ground floor flat with its own private entrance and garage.

The flat really does stretch from front to the rear of the building, and comprises 15ft living room with opening to the 15ft kitchen, 2 bedrooms, bathroom, plus gas central heating, double glazing, and a garage.

So if you want to have your own private entrance, a garage, and great size living accommodation, then look no further and call House Fox Estate Agents

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Ground floor flat
- 2 bedrooms
- 15ft living room
- 15ft kitchen
- Gas central heating
- Double glazing
- Garage
- Close to shops
- EPC-C



## ROOM DESCRIPTIONS

### **Main front door to the flat**

#### **Living room:**

4.73m x 3.80m (15' 6" x 12' 6") Radiator, double glazed window

#### **Kitchen:**

4.74m x 2.71m (15' 7" x 8' 11") Sink unit, floor and wall units, spotlights, double glazed window opening to the hallway

#### **Inner hallway:**

Door to the rear

#### **Laundry room**

Plumbing for washing machine

#### **Bedroom 1:**

3.11m x 2.92m (10' 2" x 9' 7") Radiator, double glazed window

#### **Bedroom 2:**

3.16m x 2.82m (10' 4" x 9' 3") Radiator, double glazed window

#### **Bathroom:**

Bath, wash hand basin, WC, shower over the bath, heated towel rail

#### **Garage:**

To the rear of the property is a SINGLE GARAGE

#### **NOTES;**

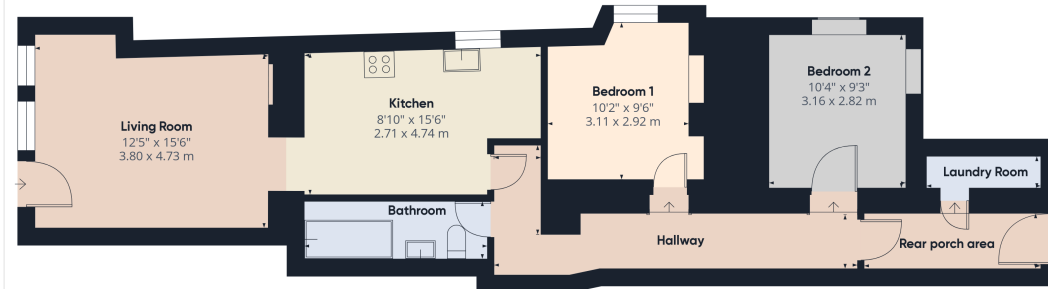
The property is set next to the barbers, opposite the Church and Village Bakery

#### **Communal parking:**

200 yards along the road is a communal car park, where you can park for free



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
 744.54 ft<sup>2</sup>  
 69.17 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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