

Tanner Road, BanwellWeston super Mare. BS29 6AT

£297,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....This contemporary semi-detached family residence, situated within the new Taylor Wimpey estate, boasts impeccable modern design throughout. Offering three bedrooms, a kitchen diner, a spacious garden, garage, and parking, it presents a perfect haven for family living.

Entering the property, the welcoming entrance hall provides access to the kitchen, living room, a convenient coat cupboard, and a cloakroom featuring WC and basin. The living room offers ample space and features French doors leading out to a delightful garden. The kitchen diner is equally impressive, equipped with a range of wall and base units, complemented by worktops, a gas hob with an extractor hood, eye-level electric oven and microwave, integral dishwasher, washing machine, fridge freezer, and an inset sink/drain. Additionally, there's space for a family dining table and chairs.

Upstairs, three bedrooms await, with the primary bedroom benefiting from an en suite comprising a white suite with WC, basin, and a large shower. The family bathroom also boasts a white suite, featuring WC, basin, and a bath with a shower over.

Outside, the secure garden is predominantly laid to lawn, accompanied by a spacious patio area ideal for outdoor dining. A side gate offers convenient access to the front of the house, where shrub borders enhance the aesthetic appeal. The larger-than-average garage, situated across from the house, features an up-and-over door to the front, ensuring practicality and convenience.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Stunning home
- Three bedrooms
- Kitchen diner
- Cloakroom & en suite
- Garage and parking
- Remainder of NHBC guarantee
- Lovely garden
- Upgraded build model
- EPC - B



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Cupboard, stairs to the first floor, radiator

Cloakroom

Radiator; White WC and wash basin

Living Room

16' 7" x 9' 8" (5.05m x 2.95m) Radiator; Upvc double glazed window to front and french doors to garden

Kitchen Diner

16' 7" x 9' 6" (5.05m x 2.90m) Radiator; Upvc double glazed windows to front and side; range of wall and base units with worktops over, gas hob with extractor hood over, eye level electric oven and microwave, integral dishwasher, washing machine and fridge freezer, inset sink/drainage and space for table and chairs

Bedroom 1

12' 6" x 10' 0" (3.81m x 3.05m) Radiator; Upvc double glazed windows to front and side; door to en suite

En Suite to Bed 1

9' 9" x 3' 7" (2.97m x 1.09m) Towel Radiator; white suite of WC, basin and large shower

Bedroom 2

9' 7" x 9' 4" (2.92m x 2.84m) Radiator; Upvc double glazed windows to front and side

Bedroom 3

9' 7" x 7' 0" (2.92m x 2.13m) Radiator; Upvc double glazed window to side

Bathroom

7' 0" x 5' 4" (2.13m x 1.63m) Towel Radiator; Upvc double glazed window to front; white suite of WC, basin and bath with shower over

Outside

REAR - secure garden is laid mainly to lawn with a large patio area for table and chairs and side gate leading to the front of the house.

FRONT - shrub borders and the garage

Garage & Parking

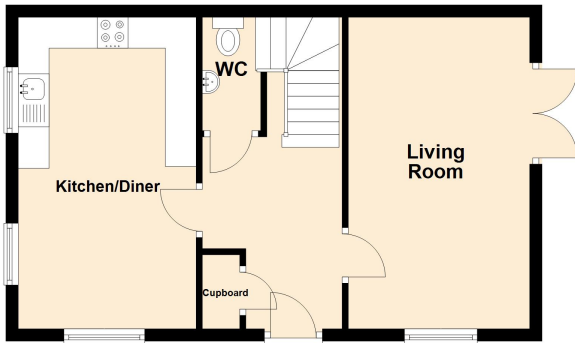
LARGE GARAGE - across from the house with an up and over door to the measuring approx 22' x 10' plus parking space



FLOORPLAN & EPC

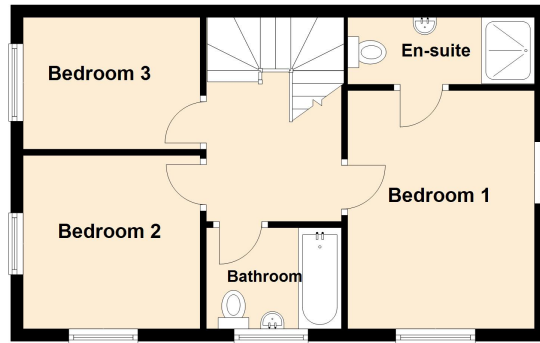
Ground Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 83.6 sq. metres (900.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	