



HIGH STREET, BANWELL, NORTH SOMERSET, BS29



GUIDE PRICE £275,000

Passionate about Property

NO ONWARD CHAIN! IN NEED OF MODERNISATION. Nestled in a secluded spot just off of the High Street in the village of Banwell, this property has a large, steep rear garden of approximately A THIRD OF AN ACRE, and boasts **ABSOLUTELY STUNNING PANORAMIC VIEWS!** Call now to view!

Directions

From Bristol heading South West on the A38 proceed through the village of Langford. At the traffic lights turn right onto Dinghurst Road signposted to Banwell & Weston-super-Mare. Follow the road for approximately 3 miles passing through the village of Sandford. On entering Banwell and going over the speed humps and turn right at the junction on to West Street. Follow this road past the school, and turn left into Westfield Crescent. Turn left again into Littlefields Avenue, and take the last turning on your right into Littlefields Rise. Turn left on to High Street at the top of the hill, and follow this road until the end, turning into the final opening just before the junction on your right, where you will find the property at the top of the lane in front of you.

Location

The property is located on the edge of the sought after village of Banwell, famous for its 'Castle on the hill'! The village is nestled within the beautiful Mendip countryside and offers some local amenities including: Doctors Surgery and Pharmacy, Co-op mini market, Post Office/General Store and Newsagent, two Churches, Bowling Club, Public Houses, Takeaways and Restaurant. There is a popular Primary School within the village and a local bus service providing access to the surrounding district. Weston-super-Mare and Worle town centres are easily accessible and provide a comprehensive range of shopping and leisure facilities including schools for all ages.

Entrance Hall

Double glazed window and door to front. Carpeted flooring. Loft access. Radiator. Doors to:

Living Room (18' 02" x 11' 04") or (5.54m x 3.45m)

Upvc double glazed window with a panoramic, far reaching view towards Clevedon and the Welsh Coastline. Radiator. Carpeted flooring.

Kitchen / Dining Room (15' 00" x 10' 05") or (4.57m x 3.18m)

Fitted kitchen with a built in double oven and electric hob, gas boiler, built in fridge and freezer, breakfast bar, double glazed window overlooking the garden, door to:





Side Porch

Double glazed door to garden. Space and plumbing for a washing machine.

Bathroom

Three piece suite comprising of a bath with shower over, WC, pedestal wash basin, radiator, upvc double glazed window.

Bedroom 1 (13' 08" x 11' 03") or (4.17m x 3.43m)

Upvc double glazed window to front with an outstanding view. Radiator. An extensive range of built in bedroom furniture.

Bedroom 2 (13' 06" x 10' 05") or (4.11m x 3.18m)

Upvc double glazed window overlooking the garden. Radiator. Built in double wardrobe.



Garage


Situated underneath the main property, the garage has an electric up and over door, power and light. Parking available to the front.

Gardens

Well, what can you say about the view? Nothing for a few moments, but take a walk to the top of the third of an acre garden for one of the most outstanding panoramic views the area can offer. The garden at present is a steep slope with tiered level areas to enjoy. A blank canvas, but an absolute delight.



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract