

Tanner Road, Banwell, North Somerset, BS29 6AT

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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Situated in the peaceful and sought after location of Tanner Road, Banwell, this charming three bedroom detached freehold property offers an ideal blend of comfort and convenience. Presented in good order throughout, the property is filled with natural light and offers a wonderful living area, making it a fantastic home for both family life and relaxation.

The private and enclosed rear garden provides a delightful retreat, perfect for outdoor entertaining or simply enjoying the tranquillity of the surrounding area. A valuable off-street parking space and garage offer both practicality and ease of access, catering for the demands of modern living.

The location is popular with a range of shops, local amenities and excellent transport links within easy reach, providing accessibility to nearby towns and cities. Whether you are a first-time buyer, a home mover or an investor looking to expand your portfolio, this property offers a fantastic opportunity.

Being sold with no onward chain, this property presents a desirable purchase, ready for immediate occupancy or rental. A perfect opportunity to secure a home in this well regarded area with the added benefit of practicality.

Council Tax Band: D. EPC Rating: 85B. Freehold Tenure.

- A delightful, three bedroom, detached, freehold property
- With a private and enclosed rear garden
- Valuable off-street parking and garage
- Light and bright living areas
- Within reach of shops, local amenities and good transport links
- A fantastic opportunity for first-time buyers or landlords looking to expand their portfolio
- Being sold with no onward chain

























Accommodation

On Approach: On approach to the property there are areas laid to wood chippings and gravel, slab patio pathway leading to a UPVC double glazed entrance door into the entrance hallway.

Entrance Hallway: Wood effect laminate flooring, radiator, useful storage cupboard, ceiling light, doors to principal rooms.

Living Room: Wood effect laminate flooring, radiators, UPVC double glazed window, ceiling lights, UPVC double glazed patio doors to rear garden.

Kitchen/Breakfast Room: Wood effect laminate flooring, range of well presented wall and floor units, worktops with upstands over, four burner gas hob with extraction hood over, one and a half bowl stainless steel sink and drainer, eye level oven and grill, integrated fridge freezer, dishwasher, washing machine, cupboard housing wall mounted gas fired boiler, radiators, UPVC double glazed windows, ceiling lights, extractor fan.

Cloakroom: Tile effect vinyl flooring, low level WC, wash hand basin with tiled splashback over, radiator, extractor fan, ceiling light.

Stairs Rising To First Floor Landing From Entrance Hallway

First Floor Landing: Timber balustrade, radiator, roof access hatch, ceiling light, doors to first floor rooms.

Bedroom One: A spacious double bedroom, radiator, UPVC double glazed windows, ceiling light, door to en-suite shower room.

En-suite Shower Room: Tile effect vinyl flooring, low level WC, wash hand basin over pedestal, radiator, part tiled walls, enclosed electric shower, extractor fan, ceiling light.

Bedroom Two: Radiator, UPVC double glazed window, ceiling light.

Bedroom Three: Radiator, UPVC double glazed window, ceiling light.

Bathroom: Tile effect vinyl flooring, low level WC, wash hand basin over pedestal, panel bath, part tiled walls, radiator, UPVC double glazed window, extractor fan, ceiling light.

Outside

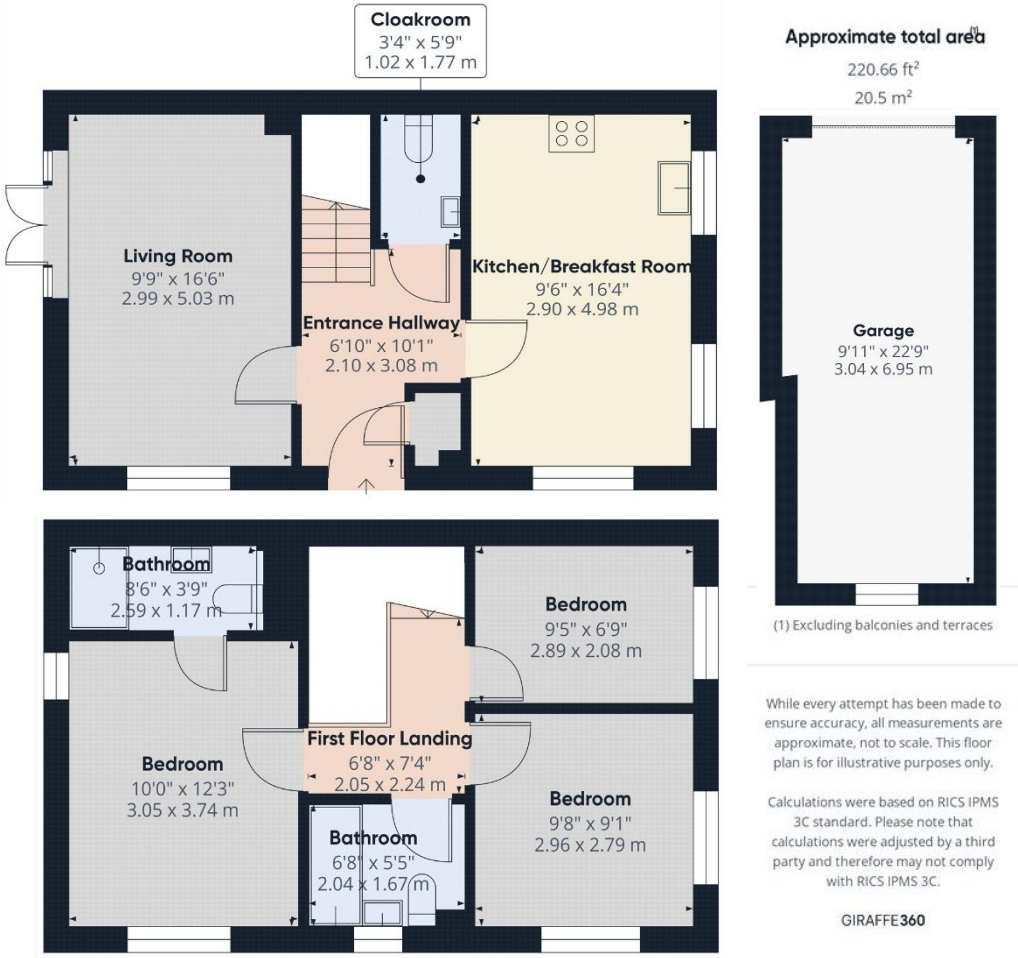
Rear Garden: Private and enclosed rear garden with raised flowerbeds, areas laid to slab patio and 'Astroturf', water tap and power supply, area laid to gravel down the side of the property, gated access to parking area.

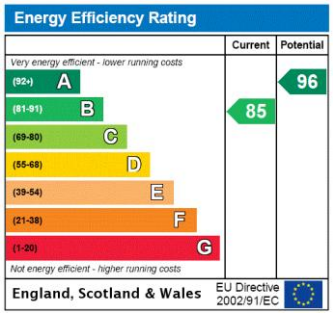
Garage: UPVC double glazed window, metal up and over garage door, two valuable off-street parking spots.

Tenure: Freehold.

360 Virtual Tour:
https://tour.giraffe360.com/0dc41ba731564a718bfc4f67506e867e







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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.