Cowleaze Path, Banwell, Somerset. BS29 6BZ

£210,000 Leasehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated within the sought-after area of Banwell, this beautifully presented two-bedroom second-floor flat offers modern, spacious and well-planned accommodation, making it an excellent choice for first-time buyers, couples, downsizers or those looking for a stylish and low-maintenance home. The property is positioned on Cowleaze Path and benefits from the particularly useful advantage of off-road parking for two cars. The development enjoys a pleasant residential setting while remaining conveniently placed for the amenities available within Banwell and surrounding areas. Stepping inside the flat, you are welcomed by a good-size entrance hall, which provides access to all of the principal rooms and creates a practical central point to the accommodation. There are two well-proportioned bedrooms, with the main bedroom enjoying the added benefit of its own private en-suite shower room. The second bedroom provides plenty of flexibility and would make an ideal guest bedroom, home office or additional double bedroom depending on the buyer's requirements. In addition to the en-suite, there is also a separate main bathroom. One of the standout features of the property is the impressive open-plan kitchen, living and dining area. This is a fantastic sociable space, with plenty of room for comfortable living room furniture as well as a dining table and chairs. The kitchen is incorporated neatly into the room, creating a modern open-plan layout that works equally well for everyday living and entertaining friends and family. From the living area, a door opens directly onto the property's dual-aspect balcony, providing a lovely extension to the main living space and an ideal spot for outdoor seating. With its dual aspect, the balcony is a particularly attractive feature and helps give the flat an open and airy feel.

FEATURES

- 360 Virtual Tour Available – Explore the Property in Detail and Get a Great Feel for the Layout, Room Sizes and Flow of the Home
- Superb Second-Floor Flat Featuring a Fantastic Dual-Aspect Balcony Offering Plenty of Outdoor Space
- Two Good-Size Bedrooms, with the Main Bedroom Benefiting from its Own En-Suite Shower Room
- Spacious Open-Plan Living Room, Kitchen and Dining Area – Creating a Fantastic Space for Relaxing, Dining and Entertaining
- Off-Road Parking for Two Vehicles, Providing Convenient and Practical Parking
- UPVC Double Glazing Throughout and Gas Central Heating, Providing Comfort and Energy Efficiency All Year Round
- Ideally Located Close to a Great Range of Local Amenities, Parks and Excellent Transport Links
- Excellent Energy Performance Rating of B – Helping to Provide an Efficient and Economical Home
- Council Tax Band B – Offering a Competitive Council Tax Rating for the Property
- Modern Leasehold Flat Offering Stylish, Low-Maintenance Living in a Convenient and Desirable Location



Communal Entrance

communal door to hallway, stairs rising to second floor, door to;

Entrance Hall

Bedroom One

11' 8" x 9' 7"

(3.56m x 2.92m)

En Suite

6' 0" x 2' 9"

(1.83m x 0.84m)

Bedroom Two

11' 8" x 6' 7"

(3.56m x 2.01m)

Bathroom

6' 3" x 6' 9"

(1.91m x 2.06m)

Open Plan Living Room/Kitchen

22' 3" x 11' 8"

(6.78m x 3.56m)

Balcony

3' 11" x 11' 8"

(1.19m x 3.56m)





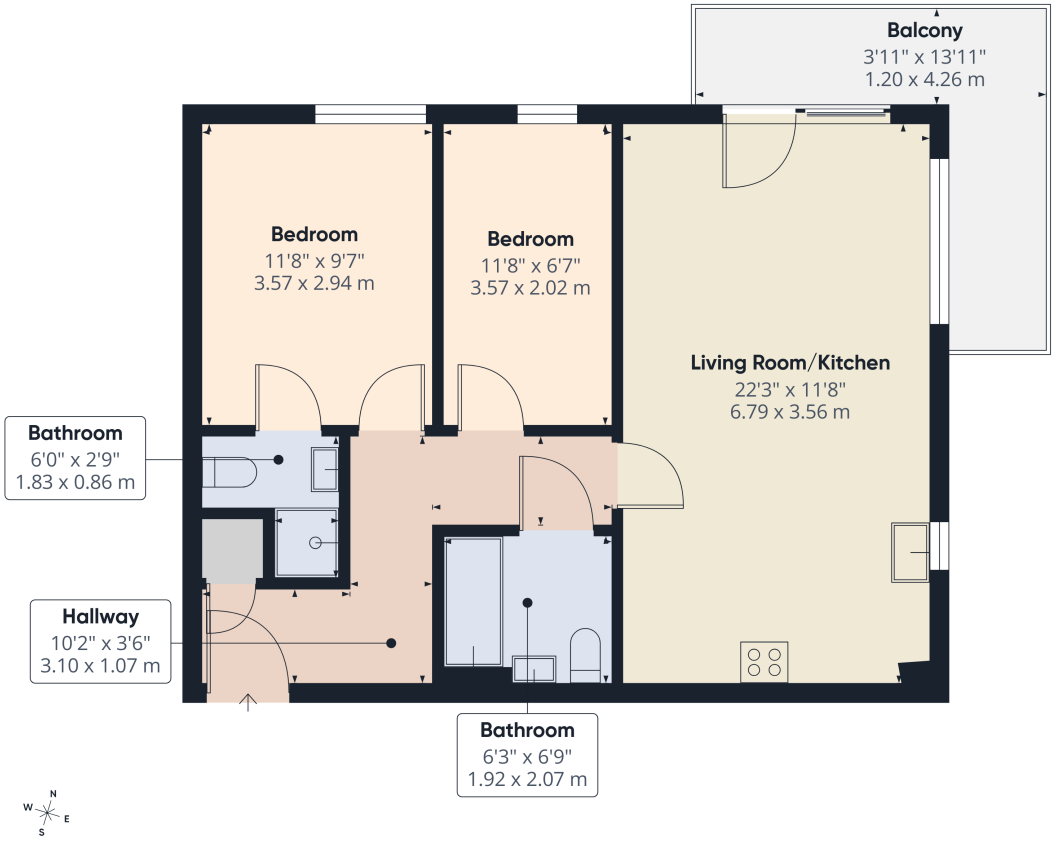








FLOORPLAN & EPC



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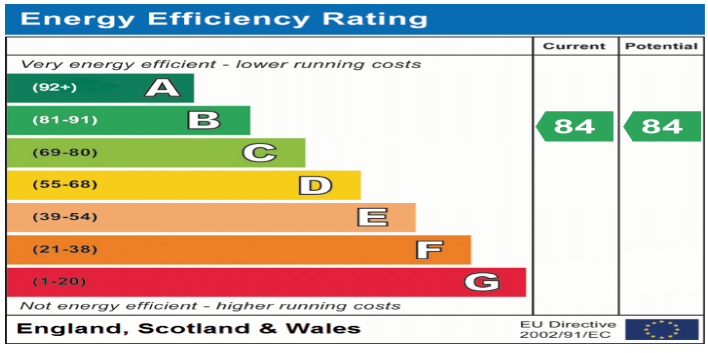
Approximate total area(1)
622 ft²
57.8 m²

Balconies and terraces
91 ft²
8.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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