Rachel J Homes
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Rachel J Homes
Estate Agents

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## 7 Littlefields Avenue, Banwell, BS29 6BE

## *£320,000*

- Detached Bungalow
- Lounge/Diner
- Conservatory
- Garage, Parking & EV Charging Point
- Two Double Bedrooms
- Re-Fitted Kitchen & Shower Room
- Wrap Around Garden
- No Chain

155 High Street, Worle, Weston Super Mare, BS22 6HQ
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# 7 Littlefields Avenue, Banwell BS29 6BE

Rachel J Homes is delighted to market this Detached Bungalow set in a large corner plot and situated in the popular village of Banwell. Close to amenities, shops and schools, If you are a keen gardener and looking to enjoy a village lifestyle then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hallway, Lounge/Diner, Re-Fitted Kitchen, Two Double Bedrooms, Conservatory, Re-Fitted Shower Room, Wrap Around Garden, Garage, Driveway with parking One Car and Electric EV Charging Point. Added benefits of this lovely home include Double Glazing and Gas Central Heating. Plus there is No Onward Chain. Accompanied viewings - CALL NOW to book yours!!

2 | 1 | 1 | EPC E | Freehold | Council Tax Band: C







## Entrance Hallway
Upvc Double glazed entrance door, airing cupboard housing boiler, built in storage, vertical radiator, laminate flooring, doors off to all rooms.

## Lounge/Diner
**5.94 x 3.51 (19'5" x 11'6")**
Triple aspect Upvc Double glazed windows, two radiator, T.V point, electric fire set into feature fireplace, laminate flooring.

## Kitchen
**3.59 x 2.32 (11'9" x 7'7")**
Updated by current owner. Range of wall and base units with work surface over and tiled splash back, composite sink and drainer with mixer tap over, built in dishwasher and electric eye level double oven, induction hob with extractor over, space for washing machine and fridge freezer, laminate flooring, Upvc Double glazed door to;

## Conservatory
**5.99 x 2.19 (19'7" x 7'2")**
Upvc Double glazed and brick construction, polycarbonate roof, laminate flooring, radiator, Upvc Double glazed door to Rear Garden.

## Bedroom 1
**3.82 x 3.65 (12'6" x 11'11")**
Upvc Double glazed window to the front, radiator.

## Bedroom 2
**3.46 x 3.00 (11'4" x 9'10")**
Upvc Double glazed window to the rear, radiator.

## Shower Room
**2.32 x 1.92 (7'7" x 6'3")**
Updated by the current owners, Upvc Double glazed window, walk-in shower cubicle with double hot water Sunflower shower, low level W/C, wash hand basin set into vanity unit, heated towel rail, part tiled walls, tiled flooring.

## Rear & Front Garden
Situated in a corner plot with wrap around gardens enclosed by wall and hedges. The front and side gardens are laid to lawn with a range of mature trees and shrub borders. The rear garden has a paved area, vegetable patch, outside tap, under house storage area with light and power, rear gate.

## Garage & Parking
Driveway with parking for one car, single garage with EV charging point.





















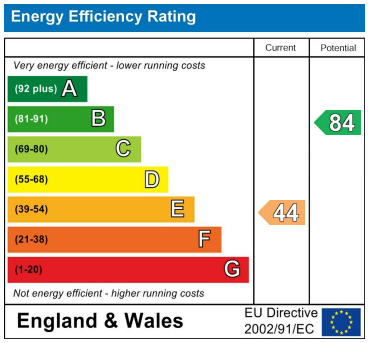



## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

E




Approx Gross Internal Area
84 sq m / 904 sq ft




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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