



84 High Street  
Banwell, BS29 6AQ

Robin King | Estate Agents

## 84 High Street, Banwell, BS29 6AQ

A 2/3 bedroom detached dormer bungalow with large rear garden, ample secure hard standing parking and a garage in a popular village location

- Approx 994 sq ft flexible accommodation
- Potential to create a superb family home
- Private gated access to rear garden, garage and parking
- Within catchment for Outstanding Churchill Academy
- Convenient for access to M5, Bristol and beyond
- No onward chain

### Description

84 High Street is a family property that is coming to the market for the first time in around 40 years. Now in need of some updating, the property offers potential to become a truly wonderful family home in a popular location.

The house sits in an elevated position from which there are far reaching views across the Bristol Channel and Welsh hills beyond. Private gated access from Greenfields Avenue leads to the large hard standing parking area, single garage and rear garden of the property. From the High Street the property is accessed down stone steps. Upon entry, to the right of the hallway is a spacious dual aspect sitting room, with a stone hearth with real fireplace. Light streams in through the large picture window overlooking the front garden. To the left of the hallway, also overlooking the front garden, is the spacious dining room/bedroom 3. To the rear of the property is a double bedroom overlooking the garden, along with the bathroom. The spacious kitchen includes plumbing for a washing machine and space for numerous wall and base units and there are 2 storage/larder cupboards along with garden access via the rear door.

Upstairs is a spacious landing area and double bedroom with dormer window overlooking the rear garden, along with a spacious boarded loft which is ideal for storage or offers further development potential.





### Outside

The pretty terraced garden leads to a sunny terrace running across the front of the property, and paths wrap around each side of the property. To the rear the spacious enclosed garden is mainly laid to lawn but with some established shrubs and bushes and a terraced seating area, ideal for alfresco dining.

### Location

Amenities in Banwell include various shops and pubs, plus a primary school, church, village hall, bowling green, and doctors' surgery. Jct 21 of the M5 motorway is within 4 miles, giving easy access to Bristol and beyond, and mainline railway services are available within 5 miles at both Weston-super-Mare and Worle. Bristol International Airport is 10 miles away. The property is within the catchment area for the "Outstanding" Churchill Academy and Sixth Form. Weston-super-Mare offers a large range of shopping facilities, a sports centre, golf courses, and theatre and cinema.



### Important Notice:

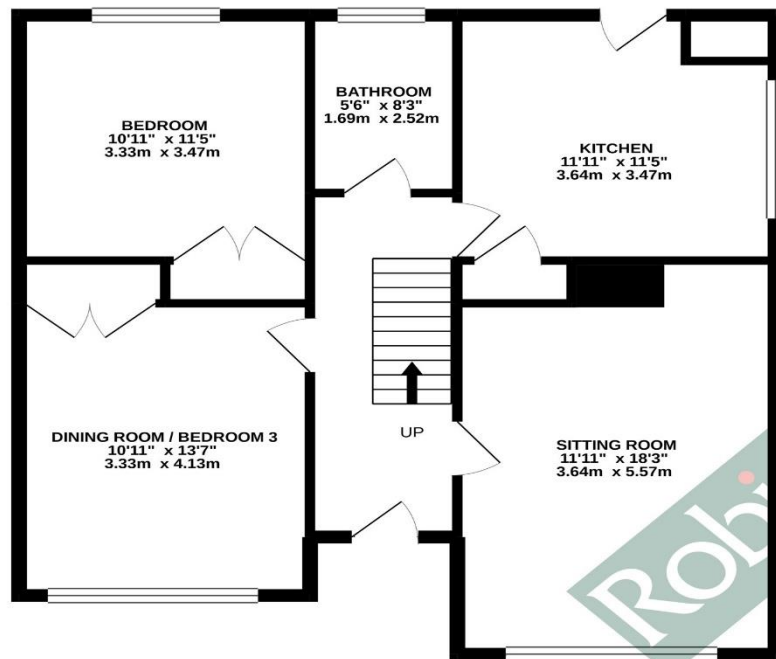
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

**DIRECTIONS** – From our office turn right onto the B3133 High Street and turn right onto Brinsea Batch. Continue towards Churchill, passing Churchill Academy on your left, then turn left onto Churchill Green and then right onto Hillier's Lane. At the end turn right onto A368 Dinghurst Road, which becomes Greenhill Road. At the crossroads continue straight over onto A368 Station Road, which becomes Towerhead Road and then East Street. At the next crossroads take the right onto West Street and then the 5th left onto Westfield Close. At the T junction turn right onto Westfield Road, which becomes Greenfields Avenue.

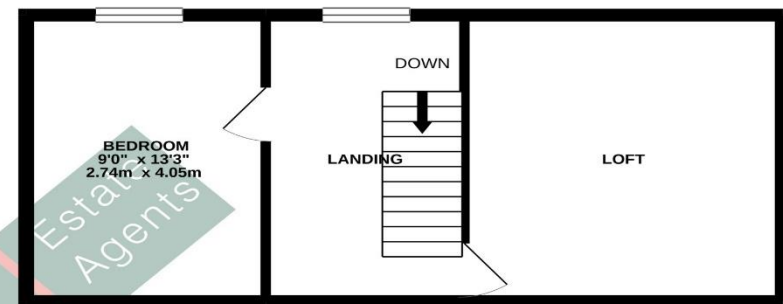
**SERVICES** – All mains services are connected                      EPC - D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band C £1,695.62 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**GROUND FLOOR**  
777 sq.ft. (72.2 sq.m.) approx.



**1ST FLOOR**  
378 sq.ft. (35.1 sq.m.) approx.



**TOTAL FLOOR AREA** : 994sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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