



**Woodland View**  
**24a East Street, Banwell, BS29 6BW**

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## WOODLAND VIEW, 24A EAST STREET, BANWELL, BS29 6BW

A stunning contemporary and very energy-efficient 3 bedroom detached property with parking and an enclosed rear garden on the outskirts of Banwell, convenient for access to Bristol and beyond

- Approx 1,317 sq ft well planned, stylish, light and airy accommodation
- Superb kitchen/breakfast room, separate living room and dining room, all dual aspect, with direct garden access
- Underfloor heating to ground floor
- EPC rating A – very energy-efficient home with air source heat pump heating system, solar panels and a EV car charge point
- Access to M5 within 3.8 miles at Jct 21, Bristol within 17.6 miles (approx.)
- Mainline railway services within 5 miles, Bristol Airport 9.7 miles (approx.)

Woodland View is a beautifully appointed detached property with well planned, generously proportioned accommodation, characterised by light, airy space. The smart front door opens onto the wide, tiled, reception hallway: to the left is the spacious sitting room with views over the front and a tri-fold glazed door opening onto the dining/entertaining deck area to the rear. The kitchen/breakfast room to the right of the hallway is a highlight of the property, with high gloss white units with under-surface illumination and a central island providing useful storage and a seating area. Integrated appliances include an induction hob with overhead extractor, oven, dishwasher, washing machine and a 6-bottle wine fridge plus space for a large American-style fridge/freezer. There are windows overlooking the front and the rear and French doors open onto the decking running across the back of the property. Also on the ground floor is a storage/hot water tank room, a shower room and a contemporary under stairs cloakroom. To the end of the hallway the dining room is another light and airy room, with garden views through a wide window and access via tri-fold glazed doors onto the dining/entertaining deck area.

The stylish glazed staircase includes stair illumination and opens out into a very spacious upstairs landing area, which could provide space for a home office/library/storage or perhaps just somewhere to sit and relax. Like the downstairs accommodation, the bedrooms are also flooded with light, with large Velux windows to all and a glazed Juliet balcony to one. There are two generous double bedrooms and the third bedroom has been fitted with a comprehensive range of cupboards, creating a dressing room that provides an occasional bedroom when required. There is a stylish bathroom with a contemporary suite including a bath and a large shower enclosure.





**Outside** – The house is accessed via a shared driveway, with a curved low wall to the front, parking for 2 cars to the left and a turfed garden to the right of the house, with gated access to the rear garden from either side of the property. The rear garden is enclosed by neat fencing and a stone wall, and is mainly laid to lawn, with some mature trees including yew and silver birch. Composite decking runs across the side and to the rear of the house, with a large dining/entertaining area accessible from both the dining and living rooms and there is a garden shed.

**Location** - Amenities in Banwell include grocery stores, public houses, a fish and chip shop plus church, village hall, bowling green, and doctors' surgery. Access to the M5 is within 3.8 miles at Jct 21 St. Georges, for access to Bristol and the west country. Mainline railway services are available within 5 miles from Weston Milton station (Bristol Temple Meads approx. 30 mins, London Paddington from 138 mins). Bristol International Airport is 9.7 miles away, and Bristol city centre within approx. 17.6 miles. There is a primary school and a good comprehensive school at nearby Churchill. Weston-super-Mare is within 5 miles and provides a large range of shopping facilities, a sports centre, golf courses, a theatre and cinema.

**Important Notice:**

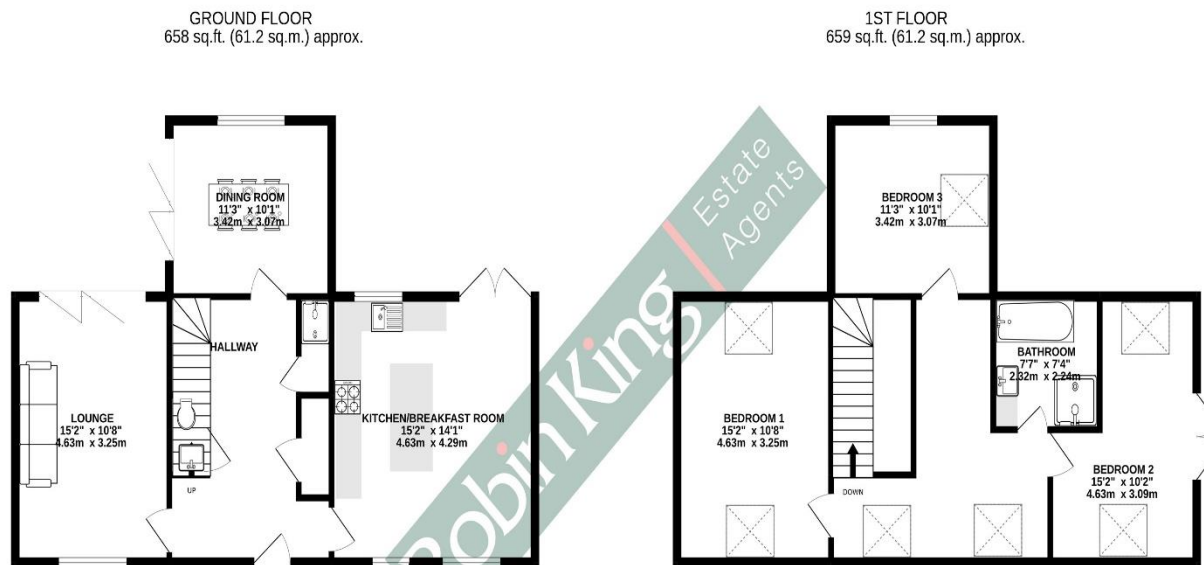
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 High Street B3133 and continue along to the Brinsea Road, turning right onto Brinsea Batch. Continue onto King Road, which turns into Church Lane. 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 through Sandford, then becomes Station Road, then Towerhead Road, and eventually East Street. As you approach Banwell, continue past the right turn to Eastermead Lane, and Woodland View is the first property on the left.

**SERVICES** – Mains electricity, water and drainage are connected – no gas. Air source heat pump. Solar panels are owned outright. Vendors don’t currently benefit from a Smart Export Guarantee, but one could be set up by a new owner.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band D £1964.22 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.  
**EPC RATING - A**



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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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