



**29 Taylors Fields
Banwell, BS29 6AJ**

Robin King | Estate
Agents

29 TAYLORS FIELDS, BANWELL, BS29 6AJ

An exceptional 4-bedroom home situated in a substantial corner plot in the popular village of Banwell.

Approx 1572 Sq. Ft Accommodation • 4 Double Bedrooms • 3 Bathrooms (2 En-Suite) • Large Kitchen/Diner • Ample Driveway Parking • Garage • High Specification Home • In Catchment For Well Regarded Primary & Secondary Schools • Worle Station Within 5.9 Miles – Paddington From 120 Mins • Bristol Airport 9.5 Miles • Access To M5 Within 5.2 Miles At Jct 21

Welcome to this exceptional 4-bedroom home, a masterpiece of modern living built in 2021. As you approach this stunning property, you'll be immediately struck by its substantial corner plot location, offering ample space for comfortable living. The entrance welcomes you down a well-kept path into a spacious hallway, where you'll find a versatile office space to your left, perfect for use as an informal sitting room, dining room, home office, or playroom. To the right, the inviting lounge beckons, complete with double doors leading to the garden and elegant shutters adorning the front of the property.

As you explore further, you'll discover thoughtful details throughout the home. The hallway features an under stairs storage cupboard with PIR lighting for added convenience, and a large downstairs cloakroom boasting premium tiling, large mirror, and a heated towel rail. The heart of the home, the kitchen diner, showcases colonial white granite worktops and a suite of integrated appliances, including a dishwasher, washing machine & double oven. Double doors open to the garden, seamlessly blending indoor and outdoor living. The kitchen itself boasts upgraded LED strip lighting and is controlled by an app through your home speaker for modern convenience.

Heading upstairs, the landing is also equipped with app-controlled lighting. The principal bedroom and the guest bedroom both feature ensuite bathrooms, with the principal ensuite featuring a heated mirror, a rain shower, and premium tiling. Both bedrooms comfortably accommodate super-king beds, and the principal bedroom captures the evening sunset through the window. There is two further double bedrooms one of which features built-in wardrobes with custom made storage.

Stepping into the garden, you'll find an immaculate lawn with beautifully planted borders featuring Acers, a Maple tree, and Christmas trees, along with two Rowan





trees at the garden's center. The patio area is perfect for entertaining friends or enjoying a quiet summer evening. The property also includes a garage accessible from the front via an electric up and over door or through a personnel door granting access to the garden. Providing a single width but double-length space, with electricity and lighting the garage has the potential to be transformed into an additional office or garden room space. For security and peace of mind, the property benefits from being fully equipped with high level lighting and CCTV, ensuring no blind spots around the house.

Located in Banwell, this home offers a wonderful balance. The village provides essential amenities such as grocery stores, a fish and chip shop, and welcoming public houses, along with a church, village hall, bowling green, and doctors' surgery. Easy access to the nearby M5 motorway at St. Georges connects you to Bristol and the M4 to London, while the Weston-super-Mare railway station and Bristol International Airport are within reach. There is a village primary school and nearby Churchill offers secondary schooling.

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

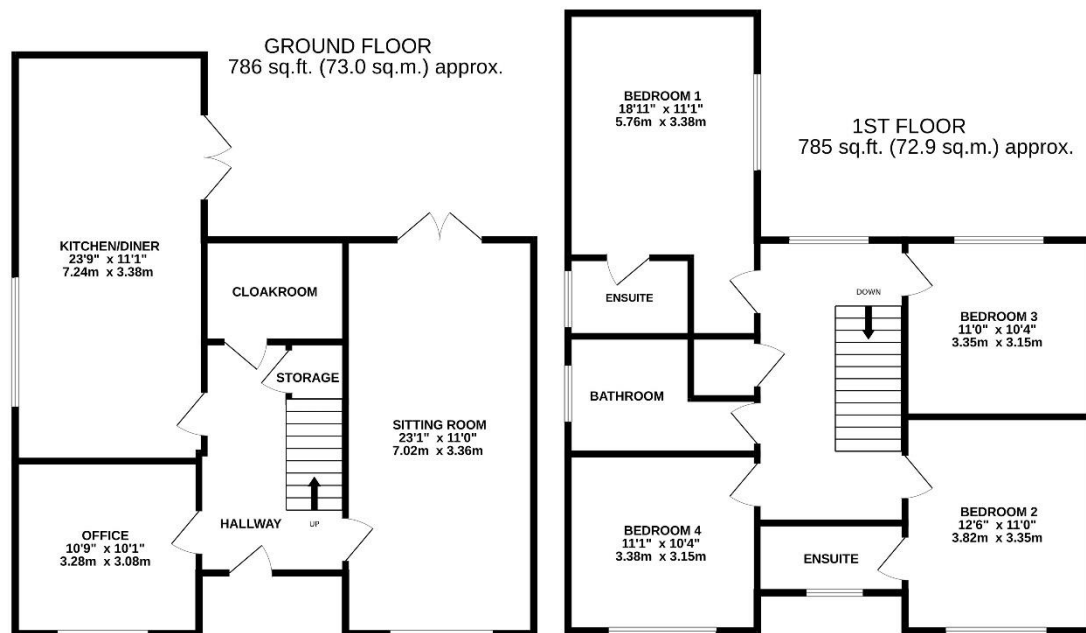


DIRECTIONS – Head northeast on Broad St towards High St/B3133, then make a left onto High St/B3133. Continue by taking a left onto Station Rd/A370 and follow A370 for 3.9 miles. Afterward, turn left onto Silver Moor Ln and continue for 1.7 miles, followed by a left turn onto Wolvershill Rd for 1.1 miles. Finally, take a left onto Taylor's Flds.

SERVICES – All Mains Services

EPC RATING – B

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND F** £2,977.89 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA: 1572sq.ft. (146.0 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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