

Knightcott Park, Banwell, Somerset. BS29 6HB

£275,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to present this generously proportioned semi-detached bungalow with two spacious double bedrooms, nestled in a sought-after cul-de-sac within the charming village of Banwell.

The interior of this property offers a hallway, a comfortable lounge/dining area, a well-appointed kitchen, a wet/shower room, two sizable double bedrooms (with one working well as a second reception room), and a lovely conservatory.

Externally, this home boasts the advantage of well-maintained gardens both in the front and rear, as well as a driveway capable of accommodating 3 to 4 vehicles leading to an attached garage with internal door to the property. To the front, the property enjoys attractive vistas towards the Banwell Hills.

The property further benefits from a modern gas combination boiler (February 2023) & solar panels providing low cost electricity.

Vendor has found with no onward chain.

Note: To the rear of the property a housing development is currently under construction with our understanding that a bungalow will be built on the land beyond the rear of our garden.

## FEATURES

- Semi-Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Garage & Long Driveway
- Good Order Throughout
- Wet/Shower Room
- Solar Panels
- Freehold
- Council Tax Band - C
- EPC - B



## ROOM DESCRIPTIONS

### Enclosed Porch

Double glazed door with glazed internal door to Hall.

### Hall

Loft access, useful storage cupboard, radiator.

### Living Room

Double glazed window to front aspect & enjoying far reaching views towards Banwell Hills. Radiator, serving hatch, coving.

### Kitchen

Range of modern white base & eye level units with integrated fridge & freezer, eye level Bosch electric oven, gas hob with extractor hood over. Stainless steel sink & drainer. Space & plumbing for washing machine. Double glazed window to front aspect. Serving hatch. Cupboard housing Vaillant gas combination boiler. Tiled floor.

### Conservatory

Full width Conservatory with dwarf walls, double glazed windows & roof. Power & light, three wall lights, laminate flooring, twin patio doors opening to rear garden plus internal door to garage.

### Bedroom One

Double glazed window to Conservatory, two large open cupboards/wardrobes, coving, radiator.

### Bedroom Two/Dining Room

Patio doors opening to Conservatory, radiator, coving.

### Wet/Shower Room

Walk-in shower area with Mira Jump electric shower. Low level WC with concealed cistern, wash hand basin. Waterproof flooring, tiled splash-backs, radiator, extractor, obscure double glazed window.

### Garage & Driveway

Single garage with electric roller shutter door plus personal internal door to Conservatory. Rear window, power & light. Tandem driveway parking for three vehicles. Outside tap & light.

### Outside

Manageable rear garden with artificial grass area & stone chip areas. Paved patio area to rear of the property. Fully enclosed by fencing. Front garden also low maintenance stone chip with various slow growing shrubs & plants.

### Agents Note

All approximate room measurements are shown on the attached floorplan.

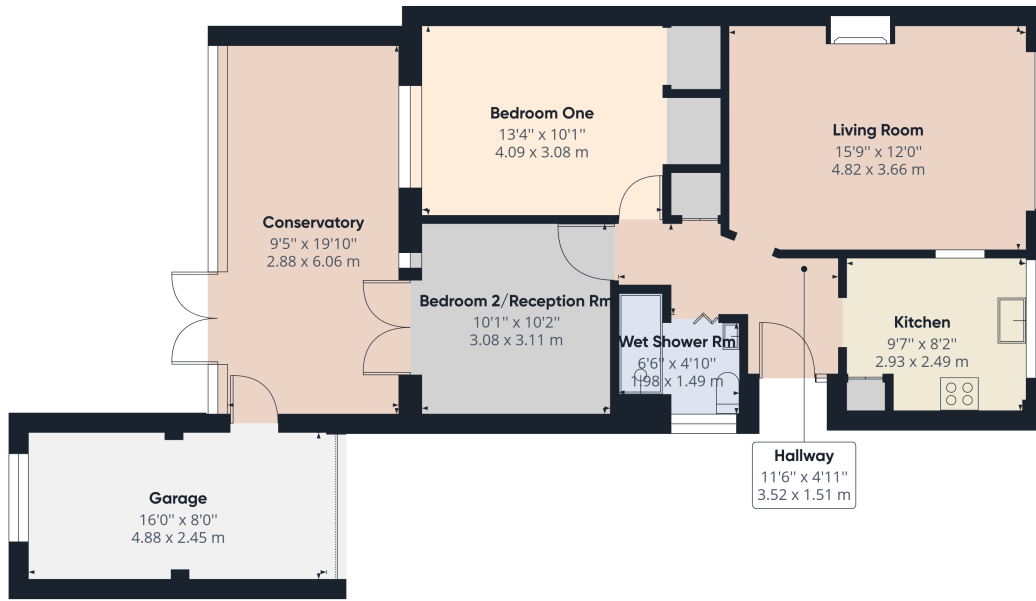
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# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
969.31 ft<sup>2</sup>  
90.05 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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