

Knightcott Road, Banwell, Somerset. BS29 6HP

£270,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSEFOX PRESENTS this brilliant opportunity to take a property and make it your own! In need of updating throughout the property has been redecorated to allow you to move in comfortably and start your own grand design! The tardis like accommodation is deceptively spacious comprising; Hallway, Lounge, Dining Room, Large Kitchen and conservatory to the ground floor with 4 bedrooms and bathroom to the first floor. The cottage like feel is accentuated by the front and rear gardens that offer privacy and a good degree of sunshine to the rear. Situated in Banwell, elevated from the roadside and accessed by foot this is a really charming property and would be a beautiful character filled home in the right hands.

FEATURES

- Semi Detached House
- Cottage Like Feel
- 2 Reception Rooms
- Large Kitchen
- In Need of General Modernisation
- NO ONWARD CHAIN
- Village Location
- 4 Bedrooms
- Vehicular Access To Rear
- EPC-F



ROOM DESCRIPTIONS

Door to Outside opens into:

Hallway

Doors to Lounge and Dining Room and Kitchen, Stairs to First Floor,

Lounge

15' 5" x 13' 5" (4.70m x 4.09m) A grand room with high ceilings, bright and airy with double glazed window to front and patio doors to rear opening onto garden. Open fire place.

Dining Room

15' 0" x 9' 8" (4.57m x 2.95m) Bright dual aspect room with double glazed windows to front and side, fire place with log burner.

Kitchen/Breakfast Room

13' 0" x 11' 10" (3.96m x 3.61m) A wonderful sized kitchen space with a cottagey feel that cries out for a big island or farm house style dining table right in the middle of the room. Fitted with a range of floor and wall units with sink, space and plumbing for white goods, double glazed window to both sides and one to the rear, inglenook inset Aga, door opening to:

Conservatory

14' 7" x 8' 1" (4.45m x 2.46m) In need of upgrading, a useful additional room almost separated from the house. A perfect space to enjoy the sunny garden.

First Floor Internal Landing

Doors to Bedrooms 3 and Bathroom

First Floor Landing

Doors to Bedrooms 1,2 and 4 opening to:

Bedroom 1

15' 10" x 10' 11" (4.83m x 3.33m) Double glazed window to front, double glazed window to side, fire place.

Bedroom 2

15' 10" x 10' 11" (4.83m x 3.33m) Double glazed window to front, double glazed window to rear, fire place.

Bedroom 3

13' 8" x 6' 1" (4.17m x 1.85m) Double glazed window to side, shower cubicle.

Bedroom 4

7' 7" x 7' 7" (2.31m x 2.31m) Double glazed window to front.

Bathroom

9' 9" x 5' 9" (2.97m x 1.75m) Fitted with a suite comprising panelled bath, pedestal wash hand basin, close coupled WC, tiling to splash back areas, double glazed window to rear.

Gardens

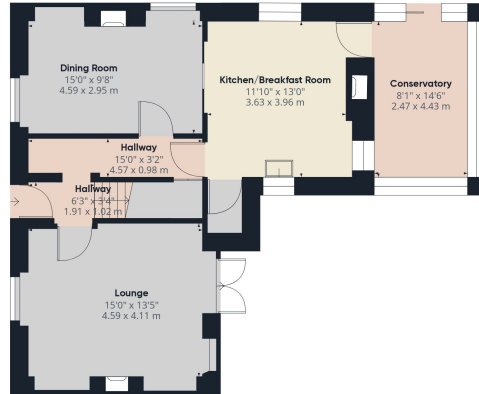
The front garden is elevated from the road with front door access via a stepped foot path. Laid to lawn, shrubs and trees the property enjoys a good degree of privacy from the roadside.

Outside

Accessed via double door car port that also provides right of access to the adjacent property a shared drive opens into the garden. The privacy can be retained by the erection of a fence at the rear of the garden.

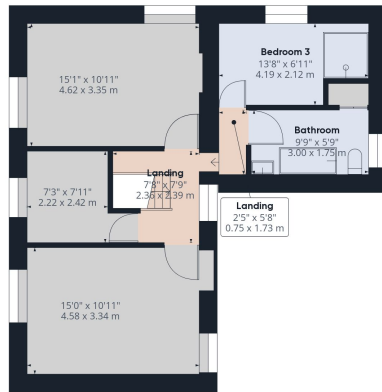


FLOORPLAN & EPC



Floor 0

Approximate total area⁽¹⁾
1431.52 ft²
132.99 m²



Floor 1

(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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