

Knightcott Park, Banwell, Somerset. BS29 6HB

£275,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Set at the end of the cul de sac is this semi detached bungalow with a South Facing garden.

Banwell is a small village around a 10 minute drive to Weston super and Worle, locally you have a convenience store, public houses, chip shop, post office, barbers and within 5 minutes drive you are in the larger village of Winscombe.

The bungalow comprises hallway, living room, 2 bedrooms, bathroom, sun room, plus gas central heating, double glazing, South facing garden, and a driveway leading to the garage

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached bungalow
- 2 bedrooms
- Sun room
- Driveway to the garage
- South facing rear garden
- Gas central heating & double glazing
- Set in a cul-de-sac
- EPC-C



## ROOM DESCRIPTIONS

### **Main front door to the hallway**

### **Hallway:**

Doors to the living room, bedrooms, kitchen, and bathroom. Radiator, loft access

### **Living room:**

4.84m x 3.72m (15' 11" x 12' 2") Radiator, double glazed window

### **Kichen:**

3.13m x 3.10m (10' 3" x 10' 2") Sink unit, floor and wall units, plumbing for washing machine, built in oven and hob, spotlights, double glazed window, sliding double glazed door to the sun room

### **Sun room:**

6.15m x 1.95m (20' 2" x 6' 5") Radiator, double glazed windows, double glazed door to the garden

### **Bedroom 1:**

4.72m x 3.17m (15' 6" x 10' 5") Radiator, double glazed window

### **Bedroom 2:**

2.91m x 2.51m (9' 7" x 8' 3") Radiator, double glazed window

### **Bathroom:**

Shower cubicle, WC, wash hand basin, double glazed window, heated towel rail

### **Garden:**

South facing garden offering a great deal of privacy, mainly laid to patio, plus shrubs and flowers, to the side is a further patio area, with door to the garage.

### **Garage and parking:**

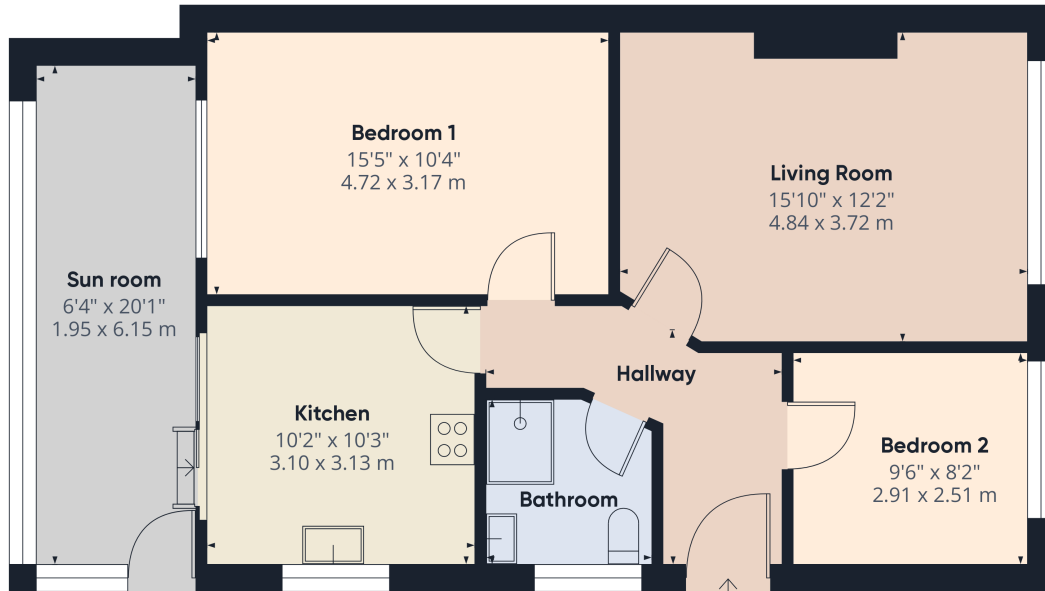
The driveway leads to the GARAGE







# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
771.34 ft<sup>2</sup>  
71.66 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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