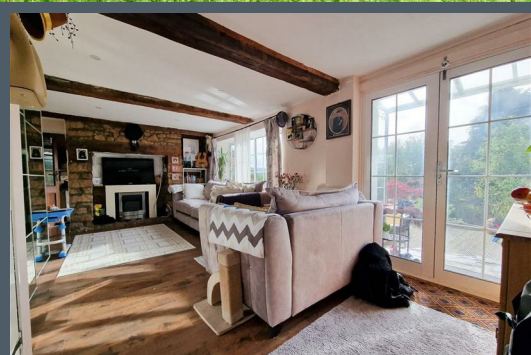


LAUREL & WYLDE

E S T A T E A G E N T S



3 Castle Cottages Castle Hill, Banwell, BS29 6NX £349,950

*** DETACHED COUNTRY COTTAGE *** STUNNING VIEWS *** FABULOUS SIZE PLOT / GARDEN *** LARGE DETACHED DOUBLE GARAGE *** AMPLE OFF STREET PARKING *** LIVING ROOM *** KITCHEN *** UTILITY ROOM *** GARDEN ROOM *** TWO DOUBLE BEDROOMS *** FAMILY BATHROOM *** NO ONWARD CHAIN *** HUGE SCOPE FOR EXPANSION (SUBJECT TO THE NECESSARY CONSENTS) *** EPC D *** COUNCIL TAX C ***

Entrance

Access through double glazed French doors into the main living/family room.

Living Room

20'4 x 11'7 (6.20m x 3.53m)

A front aspect room with double glazed windows, feature stone built fireplace, laminate wooden flooring, stairs leading to first floor landing with useful understairs storage cupboard, radiator, exposed original ceiling beams, doors to the utility room and kitchen.

Kitchen

10'5 x 9'9 (3.18m x 2.97m)

A front and side aspect room with double glazed windows, ceiling spotlights, tiled flooring, doors to a utility cupboard and storage cupboard, fitted with a range of base and eye level units with granite effect walled edge surfaces, inset one and a half bowl ceramic sink with adjacent drainer and mixer tap, space and gas point for a large range cooker, tiled splash back to all sensitive areas, stainless steel extractor over, space and plumbing for a washing machine, space for a tall American style fridge freezer.

Garden Room / Play Room

6'6 x 6'6 (1.98m x 1.98m)

With a timber and wood glazed construction with a patio paved floor.

Utility Room

6'8 x 6'1 (2.03m x 1.85m)

A side aspect room with wooden glazed window, ceiling light, wood effect vinyl flooring, opening through to the garden room/playroom.

First Floor Landing

Loft hatch giving access to roof space, ceiling light, rear aspect wooden glazed window, radiator and doors to bedroom 1, 2 and bathroom.

Main Bedroom

13'4 x 10'6 (4.06m x 3.20m)

A front and side aspect room with double glazed windows, ceiling light, radiator and recessed built in wardrobe space.

Bedroom Two

12'2 x 10 (3.71m x 3.05m)

A front aspect room with double glazed window, ceiling light, radiator and exposed original ceiling beams.

Bathroom

9'10 x 5'7 (3.00m x 1.70m)

A front and side aspect room with obscure double glazed windows, ceiling light, radiator, tiled effect vinyl flooring, low level wc, pedestal wash hand basin with chrome mixer tap, tiled splash backs, panel enclosed bath with tiled upvc splash back to wall sensitive areas, with a chrome mixer tap and twin point mains system shower.

Outside Front Property

Lovely garden area with appropriately quarter of an

acre with floor and shrub borders, patio and concrete paved walk way leading to the driveway and outbuilding/garage.

Garage

Would be ideal for a conversation (with appropriate planning consent) up and over doors, lighting and rear pedestrian door.



Total area: approx. 84.1 sq. metres (905.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		