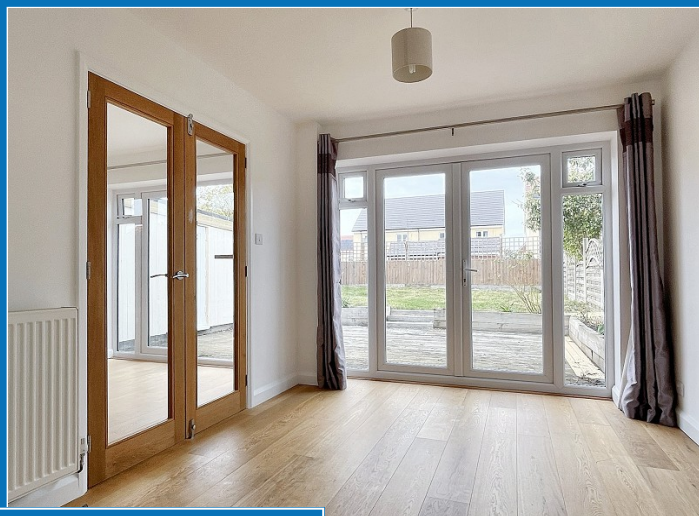




KNIGHTCOTT PARK, BANWELL, NORTH SOMERSET. BS29 6HB



£1,350 MONTHLY

Passionate about Property

*****AVAILABLE NOW!***** Extended two bedroom semi-detached bungalow, situated in a slightly elevated yet highly convenient location, within walking distance of the local school and amenities and views of the hillside. The property is in good condition throughout, providing a generous lounge, open plan kitchen / dining room, bathroom, garage and front and rear gardens.

Council Tax Band: C

Location

The property occupies a convenient position within the popular village of Banwell, famous for its 'Castle on the Hill'. The village is surrounded by the beautiful Mendip countryside and offers a range of amenities, including: Primary School, Village Hall, Doctors Surgery and Pharmacy, two Churches, a Bowling Club, village shops including a Co-op mini market, Public Houses, Restaurant and Takeaway. Weston-super-Mare town centre is approximately 5 miles away and offers a wide and comprehensive range of shopping and leisure facilities for all ages. The popular Churchill Academy with Sixth Form Centre is within 4 miles. There are a number of private schools available in the area including Sidcot School near Winscombe. Banwell is ideally situated for the commuter with mainline railway connections at Worle Parkway, Yatton and Backwell with access to the M5 Motorway network at junction 21 St Georges. Bristol International Airport is within a 20-minute drive.

Entrance Hall

Upvc double glazed door to side. Wood flooring. Radiator. Built-in cupboard. Doors to:

Lounge (25' 10" x 9' 09") or (7.87m x 2.97m)

Upvc double glazed windows and French doors to rear garden. Part carpeted and wood flooring. Two radiators. Built-in cupboards. Glazed French doors to:

Kitchen/Dining Room (19' 08" x 10' 03") or (5.99m x 3.12m)

Spacious family room with dual aspect upvc double glazed windows, wood flooring, radiator, French doors to the rear garden and a fitted kitchen with built in double oven and five ring gas hob over.





Bathroom

Upvc double glazed window. WC, wash basin, bath with shower over. Heated towel radiator. Tiled flooring.

Bedroom 1 (15' 11" x 12' 00") or (4.85m x 3.66m)

Large master bedroom with carpeted flooring, radiator and a upvc double glazed window with views of the hillside. Built-in cupboards.

Bedroom 2 (9' 03" x 8' 01") or (2.82m x 2.46m)

Upvc double glazed window providing a pretty hillside view. Radiator. Carpeted flooring. Built-in bookcase and cupboard.

Gardens

The front garden is laid to lawn with a hedgerow border to one side, with the driveway on the other side.

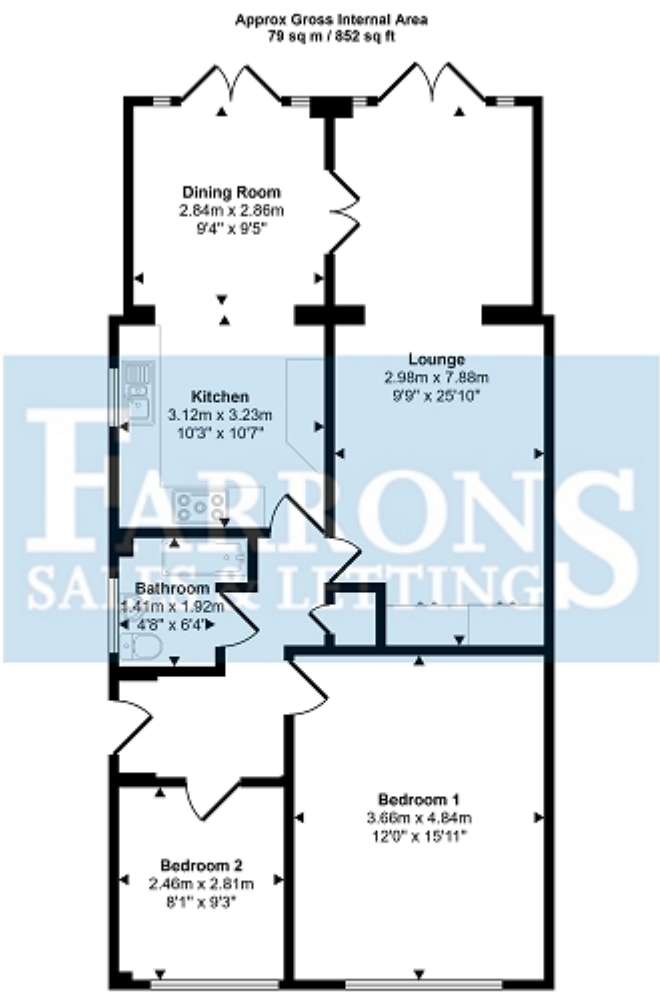
The rear garden has a large decked area adjoining the property, with access to the garage and the raised level lawn that runs to the rear of the garden.

Driveway & Garage.

Ample off street parking for several vehicles, serving a single garage at the top of the driveway. EV charging point.



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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract