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Banwell

£300,000

- * Semi Detached Property
- * Accommodation Over 2 Floors
- * 3/4 Bedrooms, 2/3 Recs
- * Southerly Rear Garden
- * Lovely Views to Rear
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

38 Knightcott Park, Banwell, Weston-s-Mare, BS29 6HB

Description

There is NO ONWARD CHAIN with this extremely flexible semi detached property situated in a cul-de-sac village position enjoying views from the rear aspect towards woodland in the distance. It may not be immediately obvious from a glance at the front elevation that the double glazed and gas centrally heated accommodation is actually arranged over 2 floors and could be used as a 4 bedroom, 2 reception property or 3 bedroom, 3 reception home. Many will appreciate that the rear garden enjoys a southerly facing aspect. Internal viewing is highly recommended as the amount of accommodation here may come as a surprise.....

Accommodation

Entrance

Recessed side entrance door with outside light and canopy shelter over.

Kitchen 9' 5" x 8' 3" (2.87m x 2.51m) Fitted wall and base units, roll edge work surfaces, sink unit with mixer tap and tiling to splash backs. Fitted oven and hob with cooker hood over. Space for dishwasher and upright fridge/freezer. Cupboard housing the Worcester gas fired boiler. Double glazed window to front aspect.

Lounge/Bedroom 15' 11" x 12' 0" (4.85m x 3.65m) A flexible room that could be used to provide a 4th, down stairs bedroom if desired. Laminate flooring, 2 radiators. Painted timber panelled ceiling. TV aerial. Double glazed window to front aspect.

Dining/Sitting Room 13' 4" plus recess x 10' 2" (4.06m x 3.10m) Featuring a recessed wood burning stove with slab hearth. Coved ceiling, radiator, telephone point. Double doors to rear garden.

Study/Hobby Room 10' 1" x 7' 6" (3.07m x 2.28m)

Another flexible space including the staircase rising to the first floor accommodation with built-in storage with plumbing for washing machine. Radiator. Double glazed window and door to rear garden.

Bathroom

White suite of panelled bath with rainfall style and hand held shower attachments, plus side shower screen. Wash and basin with cupboard below, low level WC. Fully tiled walls, heated towel rail, extractor fan. Obscure double glazed window to side aspect.

First Floor Landing

Obscure double glazed window to side aspect.

Bedroom 1 12' 6" x 10' 11" (3.81m x 3.32m)

Radiator, double glazed window to rear aspect offering pleasant views across parts of the village towards woodland in the distance.

Bedroom 2 12' 7" x 8' 4" (3.83m x 2.54m) A split level room with sloping ceiling and 'velux' window. Radiator.

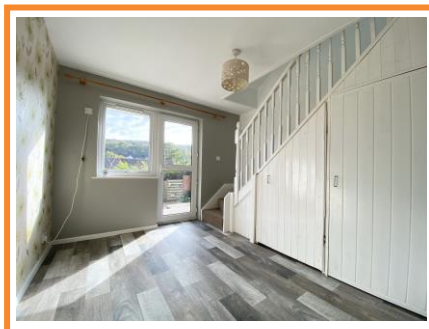
Bedroom 3 12' 2" x 7' 1" (3.71m x 2.16m) A split level room with sloping ceiling and 'velux' window. Radiator.

Cloakroom

WC and wash and basin. Heated towel rail. Large built-in cupboard over stairs. Obscure double glazed window to rear aspect.

Outside

Tarmac driveway to front and side providing parking, adjacent front garden laid to lawn with shrub borders. Gated side access to the enclosed rear garden which enjoys a southerly aspect, split level and laid to patio and stone chippings and an area of lawn.



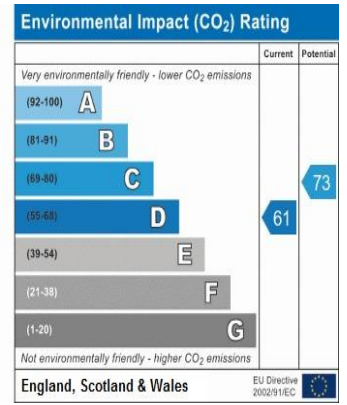
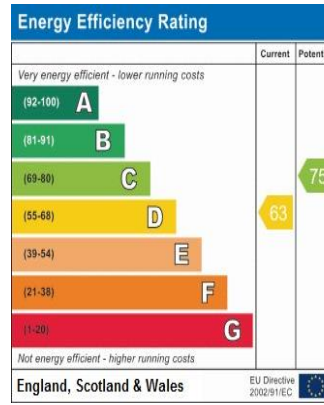
Rear Elevation



View to Rear

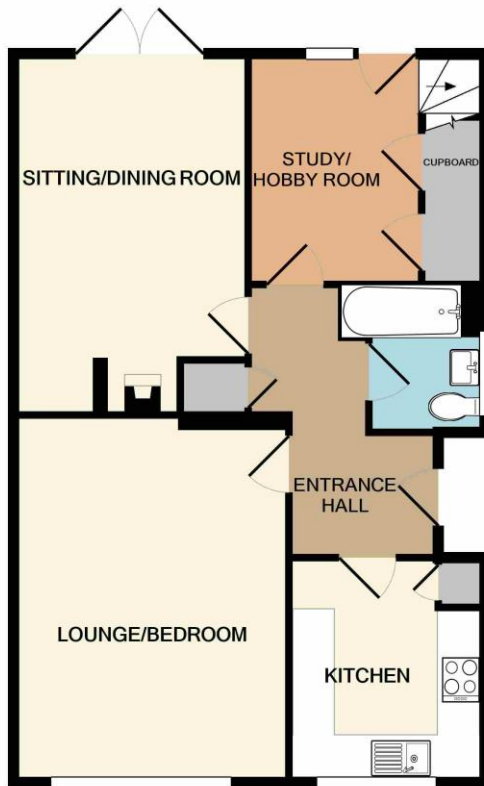


Energy Performance

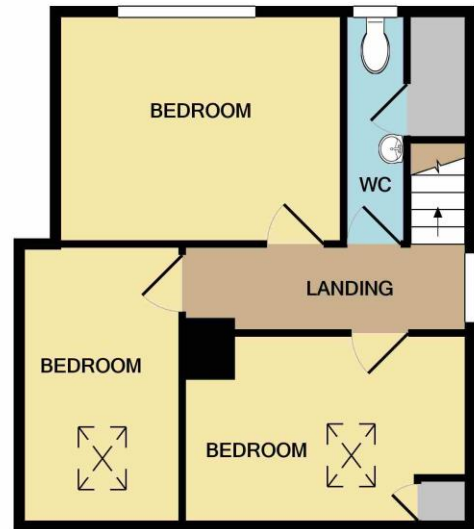


Tenure

Freehold



GROUND FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1049 SQ.FT. (97.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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