

Harris & Lee
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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Banwell £289,950

- * Well Presented Throughout
- * Level Location
- * Garden Room Extension
- * Semi Detached
- * 2 Bedrooms
- * Garage & Driveway



114 High Street, Worle, BS22 6HD

23 Knightcott Gardens, Banwell, BS29 6HD

Description

This well presented 2 bedroom, Semi Detached bungalow is set in a level location in the sought after Village of Banwell. The property offers a modern Kitchen with access to a bright garden room, perfect for enjoying views over the rear garden, The spacious 16' Lounge with Bay window provides a light and airy living space. The property also benefits from a garage and driveway.

Accommodation

Entrance

Concrete steps with metal handrail up to

Entrance Hall

uPVC double glazed entrance door, with patterned glass. Radiator, Coved ceiling. Doors to all rooms. Cupboard housing Worcester combi boiler. Loft hatch giving access to part board attic space, with ladder and light.

Lounge 16' 1" x 10' 9" (4.90m x 3.27m)

Coved ceiling, Fireplace with Multi-Fuel Log Burner and slate hearth. Recess with shelving. uPVC double glazed Bay window to front aspect. Radiator. Glazed internal door.

Bedroom 2 10' 8" x 7' 8" (3.25m x 2.34m)

uPVC double glazed window to front aspect. Coved ceiling. Radiator.

Bedroom 1 13' 2" x 9' 8" (4.01m x 2.94m)

uPVC double glazed window to rear aspect. Coved ceiling. Radiator. Storage cupboard. Built in wardrobe.

Shower Room 5' 4" x 5' 4" (1.62m x 1.62m)

A Modern suite of fully enclosed shower with mains 'waterfall' shower and handheld attachment. W.C. Wash hand basin. Vinyl floor covering. Obscure uPVC double glazed window to side aspect. Panelled walls. Ladder style radiator.

Kitchen 9' 8" x 8' 9" (2.94m x 2.66m)

Fitted with a range of wall mounted and base units with wood effect worktops and tiled to splashback. One and a half bowl stainless steel sink and drainer unit with central mixer tap. Built in double oven. 4 Ring gas hob with cooker hood over. tiled floor. Integrated upright Fridge/Freezer. Radiator. Opening and step down to

Garden Room 11' 3" x 7' 1" (3.43m x 2.16m)

Vinyl floor covering. Radiator. uPVC double glazed window to side. uPVC double glazed windows and door to rear garden.

Outside

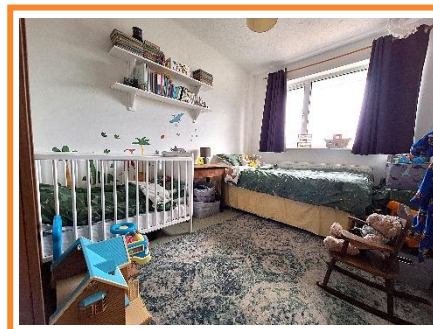
The front garden is laid to stone chipping and mature shrubs. Pathway and steps leading to the front door. Side gate gives access to the rear garden, which is laid mainly to Patio and lawn, shrubs and bright flowers. Enclosed by panelled fence. Garden shed. Cold water tap.

Garage 16' 9" x 8' 2" (5.10m x 2.49m)

With up and over door, power and light. Also has the addition of space and plumbing for washing machine and tumble drier. Side door to garden.

Tenure

Freehold.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Material Information

EPC - TBC

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Council Tax - C

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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