



# Olive

ESTATE AGENTS



## 57 Knightcott Road, Banwell, BS29 6HE £300,000

\*\*\* SPACIOUS TWO/THREE BEDROOM SEMI DETACHED BUNGALOW \*\*\* GOOD SIZE LIVING ROOM \*\*\*  
DOWNSTAIRS BEDROOM THREE/SECOND RECEPTION ROOM \*\*\* KITCHEN/DINER \*\*\* CONSERVATORY  
\*\*\* DOWNSTAIRS WC \*\*\* TWO UPSTAIRS BEDROOMS \*\*\* BATHROOM \*\*\* VIEWS OF THE HILLS \*\*\* CLOSE  
TO ALL AMENITIES \*\*\* WALKING DISTANCE TO THE LOCAL PRIMARY SCHOOL, TWO PUBS,  
TAKEAWAYS/RESTAURANT AND LOCAL CO OP AND GROCERY STORE \*\*\* GARAGE \*\*\* OFF STREET  
PARKING FOR SEVERAL CARS \*\*\* BENEFIT OF NO ONWARD CHAIN \*\*\* EPC D \*\*\* COUNCIL TAX BAND C  
\*\*\* FREEHOLD \*\*\*

### Entrance

Entrance to the property is via a UPVC door with inset obscure windows leading straight into the living room.

### Living Room

The living room is a front and side aspect room with a bay fronted UPVC window to the front and two UPVC windows to the rear. two ceiling lights, opening to the inner hallway.



### Inner Hallway

Stairs to the first floor landing, doors to the kitchen/breakfast room, downstairs cloakroom and bedroom three/reception room two.

### Kitchen/Breakfast Room

A rear and side aspect room with UPVC double glazed window and wooden glazed door to the conservatory, vinyl flooring, radiator, cooker, gas four ring hob with extractor hood over, fitted with base and eye level units with worktop over, one and a half bowl stainless steel sink with mixer tap over, spaces for a washing machine, tumble dryer and a tall fridge freezer, door to a pantry cupboard.

### Conservatory

A low wall construction with UPVC double glazed windows and a poly-carbonate pitched roof, doors to the garden, vinyl flooring and radiator.



### Downstairs Cloakroom

Rear aspect UPVC double glazed window, vinyl flooring, ceiling light, low level WC, wash hand basin, radiator.



### Bedroom Two

A front aspect room with UPVC double glazed window, ceiling light, radiator.

### Bedroom Three/Reception Room

A rear aspect room with UPVC double glazed window, ceiling light, radiator.



### Family Bathroom

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, low level WC, pedestal wash hand basin, panel enclosed bath with electric shower and glass screen to one end.

### Landing

Loft hatch giving access to the roof space, ceiling light, doors to the bedrooms and the bathroom.

### Bedroom One

dial aspect room with a UPVC double glazed window to the rear and a Velux window to the front, ceiling light, radiator, television point, built in wardrobes and overhead cupboards to one wall.



### Rear Garden

Enclosed by fence panels with a raised patio to one corner, outdoor tap, lawn, a shingle stone area and path to the driveway and garage.



### Garage

Has an up and over metal door, power and lighting.

### Front of Property

A sizeable front garden with driveway parking and a turning point for up to five cars leading to the garage.

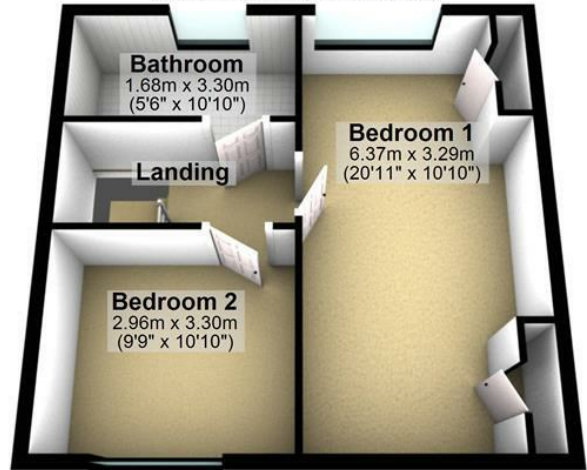
### Ground Floor

Approx. 73.4 sq. metres (789.8 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 116.0 sq. metres (1249.1 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			
		55	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	