



# Olive

ESTATE AGENTS

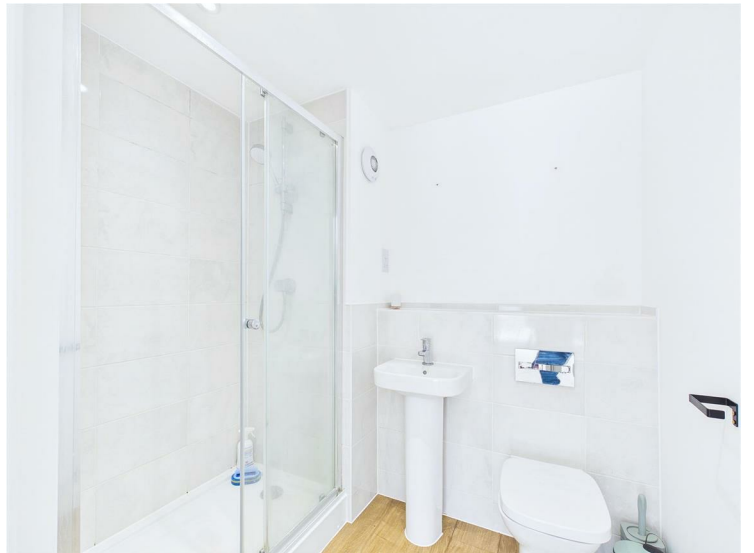


## 72 Cowleaze Path, Banwell, BS29 6BZ £200,000

\*\*\* LOVELY LIGHT AND AIRY TWO BEDROOM GROUND FLOOR FLAT \*\*\* OUTSKIRTS OF WESTON/WORLE \*\*\* TWO OFF STREET PARKING SPACES \*\*\* EN-SUITE TO THE MAIN BEDROOM \*\*\* OPEN PLAN KITCHEN/DINING/LIVING AREA \*\*\* FAMILY BATHROOM \*\*\* NO ONWARD CHAIN \*\*\* EMPTY \*\*\* CLOSE TO THE M5 MOTORWAY \*\*\* IMMACULATE \*\*\* EPC B \*\*\* COUNCIL TAX B \*\*\* £1600 per year service charge \*\*\*

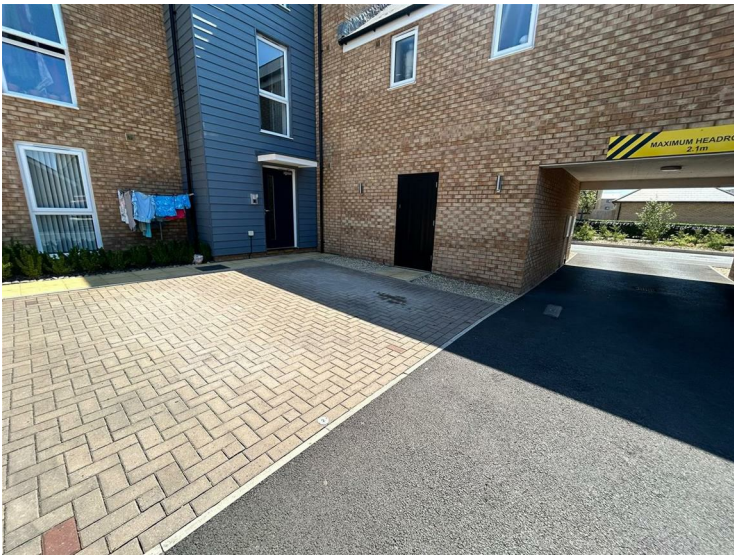
Olive Estate Agents Proudly presents this lovely immaculate two bedroom ground floor flat, only a few years old, with two parking spaces. Open plan living area with loads of light, big windows, two really good sized bedrooms and an en-suite to the main room. Located right on the outskirts of Weston/Worle, and 5 minutes from the Motorway. Please reach out to our local Olive Branch to book a viewing.







## Parking





Approximate total area<sup>1)</sup>  
663 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		83	
	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		

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