

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Acacia Court Tweentown, Cheddar, Somerset BS27 3HY £115,000

\*\*\* LUXURY ONE BEDROOM APARTMENT \*\*\* WELL APPOINTED \*\*\* SPECIFICALLY DESIGNED FOR THE OVER 55'S \*\*\* WELL DESIGNED KITCHEN \*\*\* LOUNGE \*\*\* WET ROOM \*\*\* PRIVATE SHARED GARDEN \*\*\* BUS STOP OUTSIDE \*\*\* INTEGRATED DOOR ENTRY SYSTEM \*\*\* ONLY 11 APARTMENTS IN TOTAL \*\*\* WALKING DISTANCE TO THE CENTRE OF CHEDDAR \*\*\* EPC C \*\*\* COUNCIL TAX B \*\*\*

### Main Entrance

Access the main property via automatic doors into the lobby with intercom, which in turn leads through to the communal lounge where you will find views overlooking the gorge and quarry. From there communal lounge through further double doors, you will find stairs or elevator providing access to the property.

### Entrance Hall

Access to the flat is via a wooden composite door into the hallway, with two ceiling lights, electric radiator, and doors providing access to two storage cupboards, the wet room bathroom, the bedroom, and the lounge/diner. The two storage cupboards feature shelving, and automatic lighting, whilst the second acts as the airing cupboard housing the water tank.

### Lounge/Diner

21' max x 12'5" max (6.40m max x 3.78m max)

A dual aspect room with UPVC double glazed Velux windows, and double glazed double doors opening to a Juliette balcony, four ceiling lights, electric radiator, television point, telephone point. There is plenty of space available for a dining table and chairs. From the lounge/diner there is an opening through to the kitchen.



### Kitchen

10'5" x 6'2" (3.18m x 1.88m)

A side aspect room with UPVC double glazed Velux window overlooking Cheddar and Crooks peak, with four ceiling lights, and wooden laminate flooring. The kitchen has been fitted with a range of base and eye level units with wooden effect rolled edge work surface over, a 1 ½ bowl stainless steel sink with mixer tap, an electric four ring hob with oven below and extractor fan above, space for a fridge/freezer, integrated dishwasher, and integrated washing machine.



### Bedroom

11'8" x 10'6" (3.56m x 3.20m)

A side aspect room with two UPVC double glazed Velux windows, ceiling light, two wall lights, integrated wardrobe to the whole wall, television point, and telephone point.





**Bathroom**  
9' x 6'2" (2.74m x 1.88m)

A part tiled room with wet flooring and three spotlights, extractor fan, and radiator. Suite comprising low level WC, wash hand basin with storage underneath and a corner shower with rail surround.



**Communal Areas**



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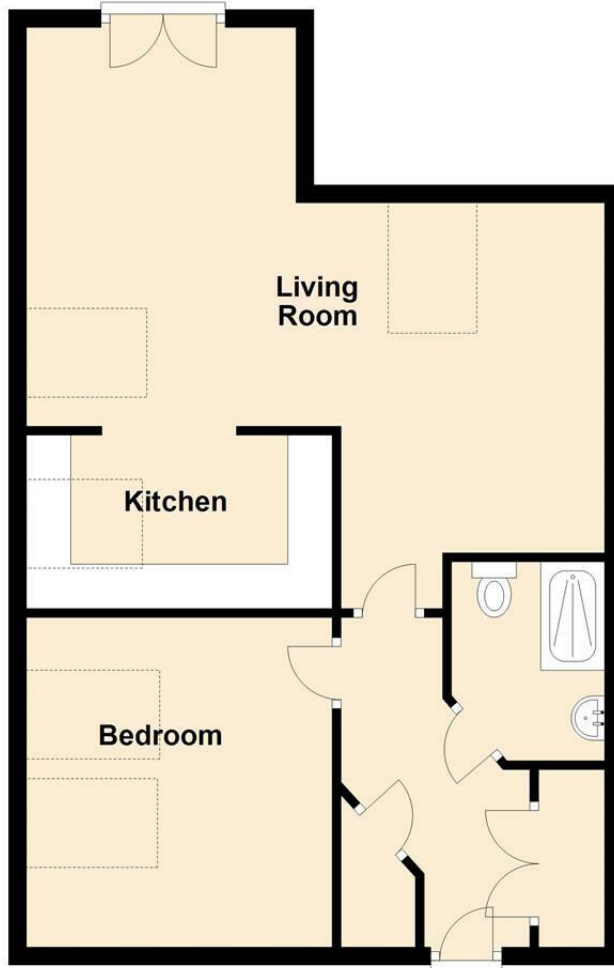


**Outside**

From the communal lounge there are double doors leading out to the communal garden area, predominantly laid to patio with garden furniture, with a lawned area surrounding and fully enclosed by bushes. To the front of the property there is one parking space.



**Ground Floor**  
Approx. 652.3 sq. feet



Total area: approx. 652.3 sq. feet

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 78      | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |