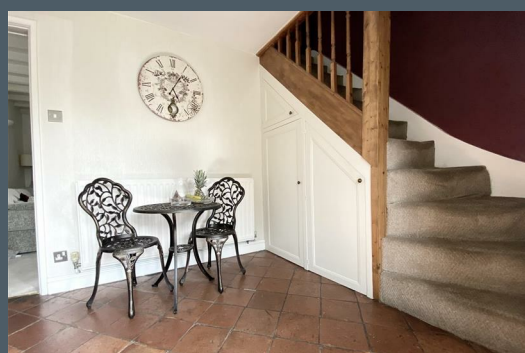


# LAUREL & WYLDE

ESTATE AGENTS



## Poppy Cottage, 1 Hills Buildings Kent Street, Cheddar, BS27 3LQ £260,000

\*\*\* A QUAIN AND DELIGHTFUL COTTAGE \*\*\* WARM AND INVITING THROUGHOUT WITH 2 BEDROOMS  
\*\*\* CONVERTED ATTIC ROOM/OCCASIONAL THIRD BEDROOM \*\*\* PERIOD FEATURES THROUGHOUT \*\*\*  
HIGHLY DESIRABLE LOCATION IN THE OLDER PART OF CHEDDAR \*\*\* KITCHEN/BREAKFAST ROOM \*\*\*  
LIVING ROOM \*\*\* DELIGHTFUL PRIVATE GARDEN ENCLOSED BY ORIGINAL STONE WALLS WITH A LARGE  
'HIDDEN' STORAGE SHED \*\*\* OFF STREET PARKING SPACE WITH POTENTIAL TO CREATE MORE \*\*\* EPC TO  
BE CONFIRMED \*\*\* COUNCIL TAX BAND A \*\*\* NO CHAIN \*\*\*



### Access

Poppy Cottage. Access via UPVC stable door with inset obscure glazed panel leading into kitchen.

### Kitchen/Breakfast Room

11'9 x 8'7 (3.58m x 2.62m)

Front aspect UPVC double glazed window. Light and airy. Characteristic tiled flooring. Ceiling spotlights. Ceiling strip light with six rotating spotlights. Fitted base and eye-level units with a square work surface. One bowl inset belfast sink with mixer tap. Good-sized room, with available space to add a fridge freezer, cooker, washing machine and table/chairs.



### First Floor Landing

Under Stairs storage cupboard. Ceiling light. Latched wooden doors to bedroom one, two and bathroom. Stairs to attic room.

### Bathroom

9'2 x 3'4 (2.79m x 1.02m)

Front aspect room with an obscure UPVC double glazed window. Ceiling light with rotating spotlights. Radiator. Wood effect laminate flooring. WC, wash basin and corner bath.



### Living Room

11'7 x 11'5 (3.53m x 3.48m)

Front aspect room with wooden double glazed sliding sash window. Cosy window seat, original ceiling beams. Two wall lights. Radiator. Feature original open wooden plinth fireplace.

### Main Bedroom

12'1 x 9'3 (3.68m x 2.82m)

Light front aspect room with a wooden double glazed sliding sash window. Beautiful views towards the quarry, Mendip hills and the Gorge. Ceiling light. Radiator. Cupboard with new boiler.





### Second Bedroom

6'3 x 4'4 (1.91m x 1.32m)

Rear aspect room with UPVC double glazed window. Ceiling light. Radiator and wooden doors to storage cupboard.



### Garden

What a beautiful area! Completely private and enclosed by an original stone wall, fence panels and hedging. Wildlife pond. Patio area perfect for BBQs. Access to a 'hidden' storage shed. Lawn area with flower, shrub and tree borders. Accessed via a picket gate from the driveway.

### Attic Room

11'8 x 10'10 (3.56m x 3.30m)

Great room which could be utilised as a third bedroom or office room. Gallery styled landing. Exposed original wood timbers. Wooden Velux windows.





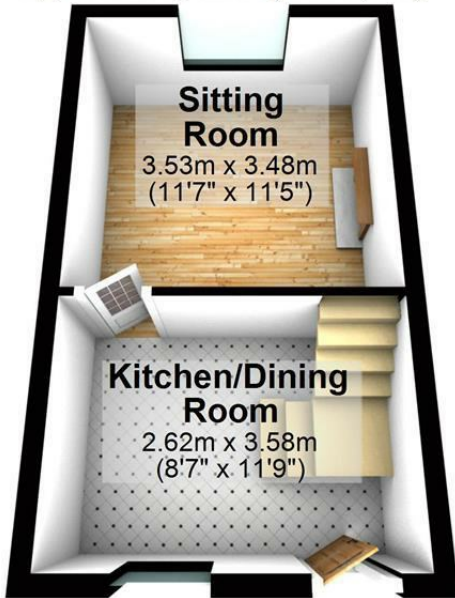


Parking area



## Ground Floor

Approx. 22.0 sq. metres (236.9 sq. feet)



## First Floor

Approx. 20.4 sq. metres (219.3 sq. feet)



## Second Floor

Approx. 10.9 sq. metres (117.8 sq. feet)



Total area: approx. 53.3 sq. metres (574.0 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		

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		