

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 17 Greenhayes, Cheddar, Somerset BS27 3HZ £379,950

\*\*\* COMPLETELY RENOVATED AND REDECORATED TO A HIGH STANDARD THROUGHOUT \*\*\* FABULOUS FOUR BEDROOM SEMI-DETACHED \*\*\* LARGE OPEN PLAN KITCHEN/DINING ROOM \*\*\* LIVING ROOM \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* INTEGRAL GARAGE THAT WOULD BE PERFECT FOR CONVERSION (SUBJECT TO CONSENTS) \*\*\* OFF STREET PARKING FOR UP TO THREE VEHICLES \*\*\* ENCLOSED GOOD SIZE GARDEN \*\*\* FREEHOLD SOLAR PANELS TO THE ROOF OWNED BY THE PROEPRTY GENERATING APPROXIMATE INCOME CIRCA £1,200 P/A \*\*\* A QUIET, CENTRAL AND POPULAR LOCATION THAT IS VERY CLOSE WALKING DISTANCE TO THE LOCAL SCHOOLS AND AMENITIES \*\*\* NO CHAIN \*\*\* EPC C \*\*\* COUNCIL TAX BAND C \*\*\*

### Entrance

Access to the property is via a UPVC door straight into the porch.

### Porch

4'6" x 3'4" (1.37m x 1.02m)

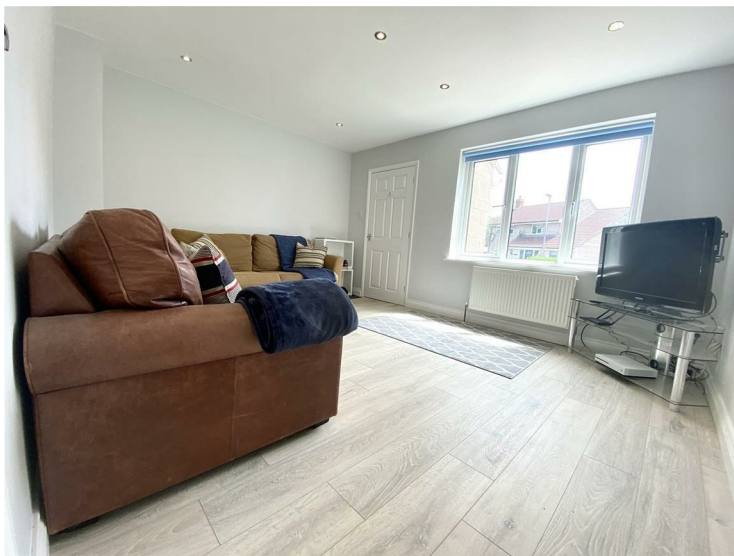
Has a wall light and a wooden door which into the lounge.



### Lounge

14'3" x 11'5" (4.34m x 3.48m)

A front aspect room with with UPVC double glazed windows, ceiling spotlights, wood effect laminate flooring, television point, telephone point, door to the dining room.



### Open Plan Kitchen/Dining Room

23'2" x 20'4" (7.08 x 6.22)

A rear aspect room with two UPVC double glazed windows overlooking the rear garden with views of the Mendip Hills, ceiling spotlights, wood effect laminate flooring, radiator, stairs to the first floor landing, door to an inner hallway.

The kitchen end has been fitted with base and eye level units with a square edge work surface over, one and a half bowl ceramic sink with mixer tap over, oven with an electric four hob over, stainless steel splash back and a stainless steel extractor hood above, integrated dishwasher, integrated fridge, opening into the dining end.

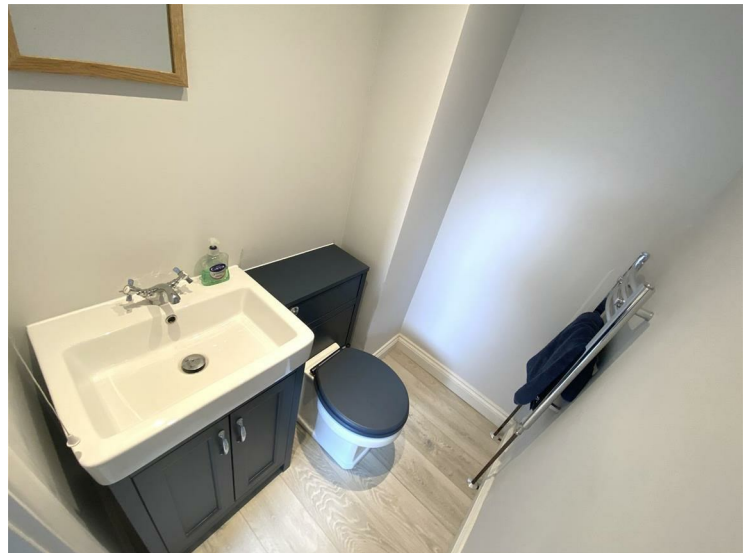
To the dining end there is breakfast bar seating for up to three people, plenty of space for furniture, radiator, stairs to the first floor landing and door to the lounge.





#### Downstairs Cloakroom

Has wood effect laminate flooring, ceiling spotlights, ceiling fan, low level WC with hidden cistern, wash hand basin with a vanity cupboard underneath, stainless steel ladder style radiator, ceiling fan.



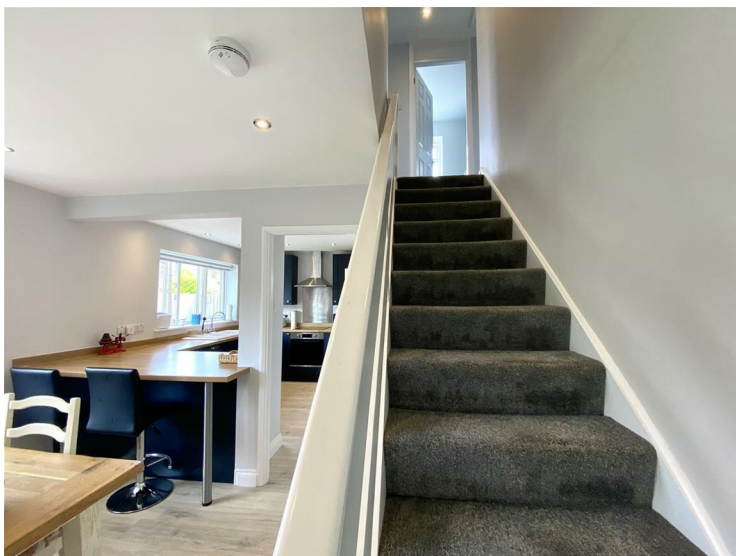
#### Landing

At the top of the landing are ceiling spotlights, loft hatch giving access to the roof space, doors to bedrooms one, two, three, four and the family bathroom.

#### Bedroom One

11'1" x 11'8" (3.38m x 3.58m)

A front aspect room with UPVC double glazed window, ceiling spotlights, radiator, an opening to a large closet area.



#### Rear Hallway

Has vinyl flooring, ceiling light, doors to the downstairs cloakroom, garage and a UPVC double glazed door with a glass panel leading out to the rear garden.



### Bedroom Two

13'2" x 9'1" (4.01m x 2.77m)

A rear aspect room with a uPVC double glazed window offering views of The Mendip Hills, ceiling spotlights, radiator.



### Bedroom Four

8'11"max x 7'5" (2.72mmax x 2.26m)

A rear aspect room with a UPVC double glazed window overlooking the rear garden and also offering views of The Mendips, ceiling spotlights, radiator.



### Bedroom Three

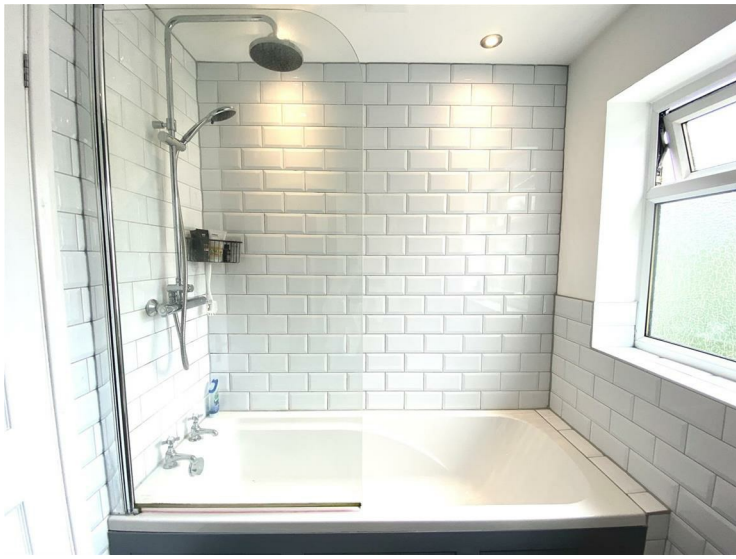
10'11" x 9'6" / 7'3" (3.34 x 2.92 / 2.23m)

A front aspect room with UPVC double glazed windows, ceiling spotlights, radiator.



### Bathroom

A side aspect room with an obscure UPVC double glazed window, part tiled walls, ceiling spotlights, vinyl flooring, ladder style radiator, a panel enclosed bath housing a mains shower system to one end and shower screen, low level WC, pedestal wash hand basin with a vanity cupboard underneath, extractor fan.



### Outside Front

There is parking for at least two/three vehicles and a decorative gravel area.

### Rear Garden

A good size and well maintained garden that is fully enclosed by fencing and hedges. There are two seating areas - decked and patio areas, a lawn area with shrub and tree borders. Beyond the decking there is a solid built shed with both power and lighting measuring 12' x 6'. There is pedestrian access to the front.

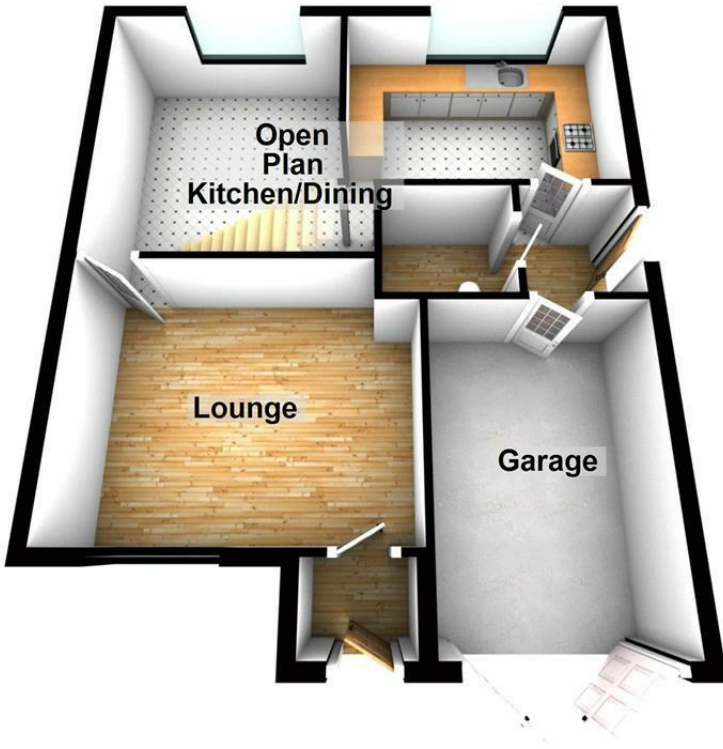


### **Integral Garage**

**15' x 7'10" (4.57m x 2.39m)**

The integral garage is accessed via double wooden doors, there is power and lighting and it currently houses the washing machine, the tumble dryer and a fridge freezer. This room houses the wall mounted Ideal boiler.

### Ground Floor



### First Floor



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		78	85
		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		73	84
		EU Directive 2002/91/EC	