

LAUREL & WYLDE

E S T A T E A G E N T S



Laburnham House Twentown, Cheddar, Somerset BS27 3HY £415,000

*** A GREAT OPPORTUNITY TO PURCHASE THIS DECEPTIVELY SPACIOUS END-TERRACED VICTORIAN PROPERTY *** FIVE BEDROOMS *** KITCHEN *** SEPARATE UTILITY ***DOWNSTAIRS WC *** LOUNGE *** DINING ROOM *** LARGE FAMILY BATHROOM *** ATTACHED GARAGE *** OFF STREET PARKING *** GLORIOUS VIEWS TOWARDS THE MENDIP HILLS AND CHEDDAR GORGE *** POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION) *** IMMACULATE GARDEN *** WALKING DISTANCE TO LOCAL SCHOOLS AND THE HEART OF CHEDDAR WHERE YOU WILL FIND ALL LOCAL AMENITIES, INCLUDING PUBS AND SHOPS *** COUNCIL TAX BAND C *** EPC TO BE CONFIRMED ***

Entrance

Access to the property is via a side wooden glazed door which takes you straight into the hallway.

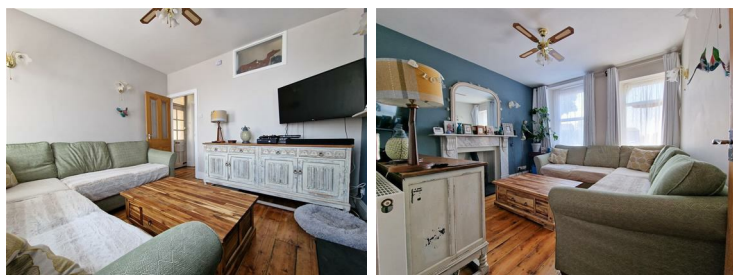
Hallway

The hallway has wooden glazed doors leading to the lounge and the dining room, ceiling light and stairs to the first floor landing.

Lounge

11'10 x 11'7 (3.61m x 3.53m)

The lounge is a front aspect room with two UPVC double glazed windows, wooden flooring, feature cast iron wood burner stove sat on a slate hearth with a marble surround mantle. Feature ceiling fan light, 2 radiators, four wall lights, feature open fireplace, television point, telephone point.



Dining Room

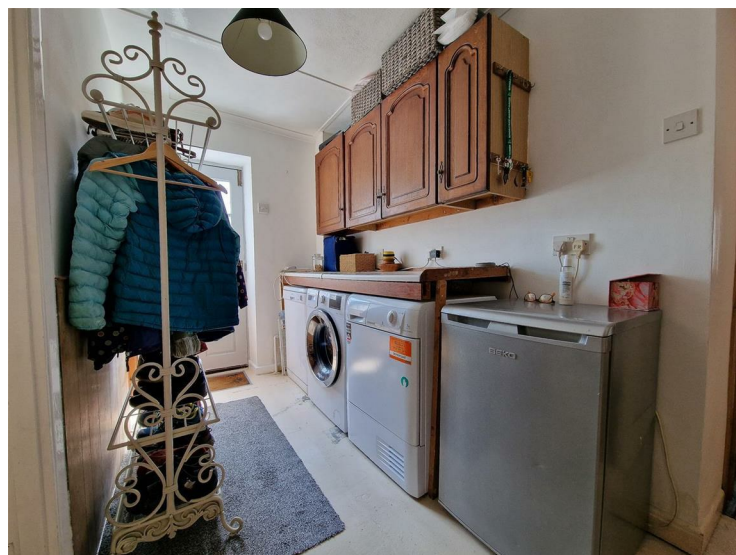
12'2 x 12'2 (3.71m x 3.71m)

The dining room is a side aspect room with a UPVC double glazed window overlooking the garden, wooden floor, ceiling fan light, a feature combination cast iron wood burner stove sat on a tiled hearth, radiator, understairs cupboard, television point and telephone point, there is a glazed wooden door leading to the hallway.



Utility area

The utility area has ceiling light, space for three appliances where there is a rolled edge work surface over, wall units, an opening to the kitchen, a wooden glazed door leading to the garden and a wooden glazed door leading to the dining room.



Kitchen

12'0 x 10'8 (3.66m x 3.25m)

The kitchen is a side room with a UPVC double glazed window, two ceiling lights with three rotating spotlights, loft hatch giving access to the roof space. The kitchen has been fitted with a range of base and eye level units with a rolled edge work surface over, space for a range cooker where there is a extractor hood above that, one bowl stainless steel sink with mixer tap over, tiled splashbacks to water sensitive areas, breakfast bar seating for two people, space for a tall fridge freezer. Door to downstairs cloakroom.



Downstairs Cloakroom

Low level wc, wash hand basin with vanity cupboard underneath, side aspect obscure wooden window, ceiling light, radiator.



Landing

There is a side aspect UPVC double glazed window with views towards the Mendip Hills, radiator, ceiling light, doors to the main bathroom and to two of the bedrooms and a door taking you to bedroom three and the stairs to the second floor.

Bedroom One

12'8 x 9'8 (3.86m x 2.95m)

This is a front aspect room with a UPVC double glazed window overlooking the front garden, ceiling light, 2 radiators.



Family bathroom

11'7 x 9'0 (3.53m x 2.74m)

The family bathroom is a large part tiled side aspect room with a UPVC double glazed obscure window, ceiling light, Victorian style roll top bath with claw feet and telephone style taps and shower attachment, low level WC, pedestal wash hand basin, a step in shower enclosure with a mains power shower with a rain style shower attachment, stainless steel ladder style radiator, two built in cupboards perfect for storage.

Bedroom Two

11'9 x 11'7 (3.58m x 3.53m)

This bedroom is a rear aspect room with a UPVC double glazed windows with far reaching views towards the Cheddar Gorge, ceiling light, radiator.



Second Landing

The landing has a ceiling light, doors leading to bedrooms four and five. Door to storage cupboard.

Bedroom four

16'10 x 8'7 (5.13m x 2.62m)

Is a side and rear aspect room with two UPVC double glazed windows, Velux wooden window offering beautiful views towards the Cheddar Gorge, ceiling light, radiator, under eaves storage cupboards.

Bedroom Three

9'9 x 9'3 (2.97m x 2.82m)

A front aspect room with a UPVC double glazed window overlooking the front garden, ceiling light, two radiators, television point.



Bedroom five
17'0 x 10'0 (5.18m x 3.05m)

Is a rear aspect room again with beautiful far-reaching views towards the Cheddar Gorge, Velux wooden window, ceiling strip light, radiator, built in storage cupboard.



Rear Garden

The immaculate garden is enclosed by fence panelling, gravel patio area with plenty of space for garden furniture, a path takes you to an iron gate giving you pedestrian access to the front of the property.



Outside Front

The front of the property has parking for two vehicles and an attached garage.



Garage

Two large wooden doors leading in to the garage, power and lighting. Subject to planning, this area could be extended into the main part of the house.



Ground Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



Second Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



Total area: approx. 137.7 sq. metres (1481.7 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			
England & Wales	EU Directive 2002/91/EC	58	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC	52	76