

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 11 Tor View, Cheddar, Somerset BS27 3NQ £325,000

\*\*\* VIEWS VIEWS VIEWS \*\*\* WELL POSITIONED DETACHED BUNGALOW WITH FAR REACHING VIEWS ACROSS CHEDDAR \*\*\* GREAT OPPORTUNITY TO EXTEND (SUBJECT TO THE NECESSARY PLANNING CONSENTS) \*\*\* TWO DOUBLE BEDROOMS \*\*\* RECENTLY FITTED SHOWER ROOM \*\*\* LOUNGE/DINING ROOM DOUBLE DOORS TO THE GARDEN \*\*\* GOOD SIZE GARDEN WITH A LARGE TERRACE AREA\*\*\* GARAGE \*\*\* OFF STREET PARKING FOR 3 VEHICLES \*\*\* QUIET AND DESIRABLE LOCATION WITHIN WALKING DISTANCE TO THE HEART OF CHEDDAR AND THE LOCAL SCHOOLS \*\*\* EPC D \*\*\* COUNCIL TAX BAND D \*\*\*

### Entrance Hall

Access through an obscure leaded UPVC door. Ceiling light, radiator, doors to the living room, kitchen, bedrooms one, two and the family bathroom.

### Kitchen

10'3" x 8'3" (3.12m x 2.51m)

A rear aspect room with a UPVC double glazed window overlooking the lovely rear garden and an obscure UPVC double glazed door with inset glazed obscure glass panels leading to the rear garden, ceiling light, vinyl flooring, and radiator. The kitchen has been fitted with a range of base and eye level units with granite effect rolled edge work surface over, inset one bowl sink with an adjacent drainer and mixer tap, tiled splashbacks to water sensitive areas, space for a cooker with a stainless steel extractor hood over, space for a washing machine, space for a tall fridge/freezer.



### Lounge

15'8"max x 11'11" max (4.78mmax x 3.63m max)

A rear aspect room with UPVC double glazed doors leading straight out to the rear terrace and garden area, ceiling light, two wall lights, radiator, television

point and a brick built fireplace with a cast iron log burner on a slate hearth with a stone outer surround and mantle.



### Main Bedroom

14'7" x 10'5" (4.45m x 3.18m)

A good size front aspect room with a large UPVC double glazed window overlooking the front garden, ceiling spotlights, radiator and oak wooden flooring.



### Family Shower Room

A side aspect room with a UPVC double glazed obscure glass window, ceiling spotlights, extractor fan, tiled flooring, suite comprising low level WC with a hidden cistern, vanity unit incorporating wash hand basin with a chrome mixer tap over, heated towel rail and a fully tiled step in shower enclosure housing a mains shower system.



### Bedroom Two

10'6" x 10'2" (3.20m x 3.10m)

Another good size front aspect room with a UPVC double glazed window overlooking the front garden, ceiling light and radiator.





### Outside

The rear garden is in an absolute prime position, offering fabulous views across the whole of Cheddar and out towards the Mendip Hills, To the immediate rear of the property there is a patio/terrace area ideal for al fresco dining. Beyond that is a garden area laid to lawn with a flower and shrub bed/border and a picket style fencing area leading down to another garden area which is slightly sloping.



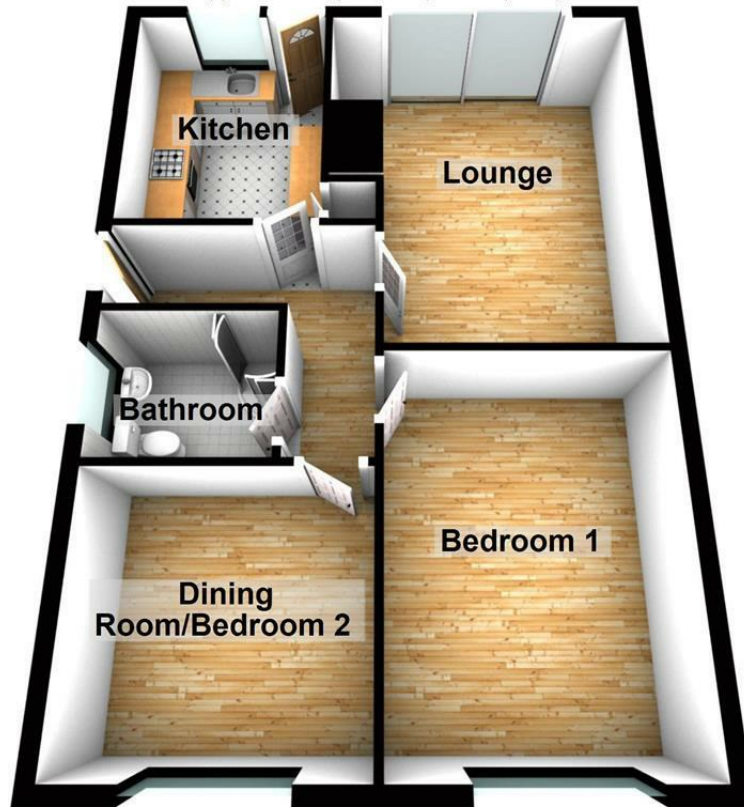
### .Outside Front and Garage

To the front of the property there is a tarmac driveway providing off street parking for at least three vehicles. There is a hedge enclosed garden area and a pedestrian walkway along the front of the property. There is a further pedestrian walkway leading to the rear garden and a driveway leading to the garage which has an up and over door, power, lighting and a rear aspect glazed window.



## Ground Floor

Approx. 59.7 sq. metres (642.3 sq. feet)



Total area: approx. 59.7 sq. metres (642.3 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	57	74

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		