

LAUREL & WYLDE

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



Cobwebs The Hayes, Cheddar, BS27 3HP £395,000

*** LARGE DETACHED THREE BEDROOM BUNGALOW *** WELL LOCATED WITHIN WALKING DISTANCE TO THE CENTRE *** MODERN KITCHEN/DINING/FAMILY ROOM *** LARGE TRIPLE ASPECT LIVING ROOM *** UTILITY ROOM *** EN SUITE TO THE MAIN BEDROOM *** SHOWER ROOM *** CONSERVATORY *** LOW MAINTANENCE GARDENS TO THE FRONT AND REAR *** OFF STREET PARKING FOR THREE VEHICLES *** GARAGE *** HUGE POTENTIAL!!! *** EPC C *** COUNCIL TAX BAND D ***

Entrance Porch

Access through a UPVC double glazed door with a pine clad ceiling and wood effect vinyl flooring, an obscure UPVC door with matching side panel leading to the entrance hall.

Entrance Hall

Two ceiling lights, radiator, wood effect vinyl flooring, useful double storage cupboards, door to the cloakroom, a further door to the airing cupboard and further doors to the living room, kitchen, bedrooms one, two, three and the family bathroom.



Main Living Room

22'3 x 17'6 (max) (6.78m x 5.33m (max))

A lovely size front to back triple aspect L shaped room with UPVC sliding patio doors leading to the conservator, textured and coved ceiling, two ceiling lights, radiator and a feature stone built open fireplace (chimney may need sweeping) with mantlepieces over and a paved hearth.



Conservatory

6'4 x 14'2 (1.93m x 4.32m)

An aluminium double glazed construction with a polycarbonate roof, radiator, sliding patio doors leading out to the rear garden.



Kitchen/Breakfast Room

21'3 x 9'9 (6.48m x 2.97m)

A front and side aspect room with UPVC double glazed windows, two ceiling lights, carpet to the dining area and tile effect vinyl flooring to the kitchen area. The dining area has a radiator, plenty of space for a dining table and chairs. The kitchen has been fitted with a comprehensive range of white high gloss base and eye level units with a quartz square edge work surface, inset one bowl stainless steel sink with an adjacent drainer and mixer tap, space and plumbing for a dishwasher, integrated oven and a four ring ceramic hob, space for a tumble dryer and space for a large fridge freezer.



Utility
6 x 10'9 (1.83m x 3.28m)

A side aspect room with an obscure UPVC double glazed door and window to the side of the property, ceiling light, tile effect vinyl flooring, a range of base and eye level units, space and plumbing for a washing machine, further under work surface appliance space, a marble effect work surface and a wall mounted Ideal gas fired combination boiler system.

Master Bedroom
9'7 x 11'8 (2.92m x 3.56m)

A rear aspect room with a UPVC double glazed window, ceiling light, radiator and a door leading through to the en suite shower room.



En Suite Shower Room

Ceiling light, vinyl flooring, vanity units incorporating wash hand basin with twin taps and a glazed and tiled shower cubicle with a wall mounted Triton electric shower system over.



Family Bathroom

6'3 x 8'5 (1.91m x 2.57m)

A mostly tiled room with a side aspect obscure double glazed window, textured ceiling, ceiling light feature with four rotating spotlights, extractor fan, radiator, vinyl flooring, vanity units incorporating a wash hand basin and a low level WC with a hidden cistern with black square edge quartz work top over and a large double size glazed and tiled shower enclosure with a wall mounted mains shower system over.



Bedroom Two

13'5 x 9'6 (4.09m x 2.90m)

A good sized rear aspect room with a UPVC double glazed window, texture and cove ceiling, ceiling light, radiator



Outside Front

There is a tarmac driveway providing off street parking for at least three vehicles. There is a garage with an up and over door with both power and lighting. A patio/paved walkway takes you to the front door and two low maintenance shingle stone garden areas with a range of flowers and shrubs beds and borders.



Bedroom Three

11'7 x 9'4 (3.53m x 2.84m)

Another good size bedroom with a UPVC double glazed window, texture and cove ceiling, ceiling light, radiator.



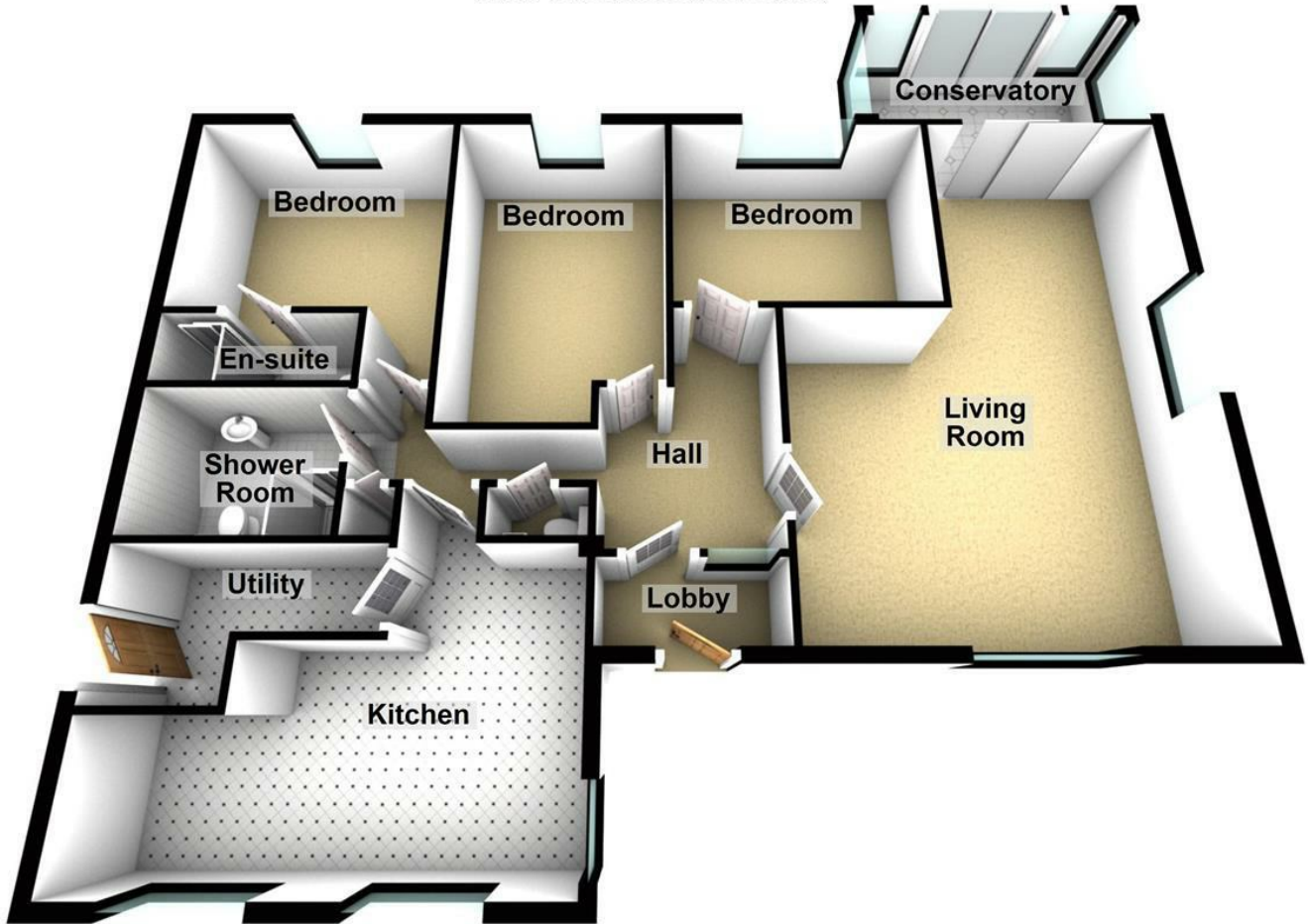
Outside Rear and Side

The rear and side of the property has been laid for low maintenance, mostly with patio/paving again with flowers and shrub borders.



Ground Floor

Approx. 121.2 sq. metres (1304.8 sq. feet)



Total area: approx. 121.2 sq. metres (1304.8 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		72	84
	EU Directive 2002/91/EC		

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		