

LAUREL & WYLDE

ESTATE AGENTS



39 Fiveways Close, Cheddar, BS27 3DS £255,000

*** IMMACULATE MID TERRACE *** BEAUTIFULLY PRESENTED THROUGHOUT *** TWO DOUBLE BEDROOMS *** LOUNGE/DINING ROOM *** KITCHEN WITH GOOD STORAGE *** FAMILY BATHROOM *** OFF STREET PARKING *** DESIRABLE CUL DE SAC *** WELL LOCATED WITHIN WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND ALL ITS AMENITIES AND SCHOOLS *** PERFECT FIRST TIME BUYER/INVESTOR OPPORTUNITY *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND B *** BE VERY QUICK TO VIEW THIS ONE! *** NO CHAIN ***

Entrance

Access to the property is via a UPVC door with inset glazed panel leading straight into the porch.

Porch

2'11" 4'7" (0.9 1.4)

The porch has a side aspect UPVC double glazed window, ceiling light, door to the lounge/diner.

Lounge/Diner

11'1" x 15'1" (3.4 x 4.6)

A lovely light and airy room with a front aspect UPVC double glazed window, ceiling light, radiator, stairs to the first floor landing, door to the kitchen.



Kitchen

11'1" x 10'9" (3.4 x 3.3)

A rear aspect room with a UPVC double glazed window, UPVC door with inset glazed panel to the garden, wood effect vinyl flooring, ceiling light, door to a large under stairs storage cupboard, fitted with base and eye level units with a rolled edge worksurface over, one bowl stainless steel sink with a mixer tap over, space and plumbing for a washing machine, space for a under work surface fridge/freezer, electric cooker with a 4 ring gas hob over and an extractor hood above.





Landing

8'2" x 2'7" (2.5 x 0.8)

Ceiling light, loft hatch giving access to the roof space, doors to bedrooms one, two and the bathroom.



Bedroom Two

11'1" x 7'2" (3.4 x 2.2)

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Main Bedroom

11'1" x 9'10" (3.4 x 3)

A front aspect room with a UPVC double glazed window, ceiling light, radiator.



Bathroom

8'2" x 4'11" (2.5 x 1.5)

A fully tiled room with tiled flooring, low level WC with hidden cistern, wash hand basin with vanity cupboards below and above, a panel enclosed P shaped bath with a mains shower system and glass shower screen to one end, extractor fan.



To the front of the property is a path to the front door and a shingle stone area.



Garden

A lovely low maintenance garden laid to patio and enclosed to all sides by fence panels with a large storage shed to the far corner which is a great space for use as a utility area/storage. There is a side aspect pedestrian gate to the parking space.



Front of Property

Ground Floor

Approx. 28.6 sq. metres (307.4 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 56.2 sq. metres (604.5 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		

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		