

LAUREL & WYLDE

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



4 Fiveways Close, Cheddar, Somerset BS27 3DS £285,000

*** IMMACULATE TWO BEDROOM SEMI-DETACHED *** KITCHEN *** LOUNGE/DINER *** BATHROOM *** CONSERVATORY *** WELL DESIGNED AND DELIGHTFUL 'SUN TRAP' GARDEN *** EXCELLENT CONDITION THROUGHOUT *** OFF STREET PARKING FOR TWO VEHICLES *** WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND THE LOCAL SCHOOLS *** OUTSTANDING SCHOOL CATCHMENT AREA *** FABULOUS FIRST TIME BUYERS OR BUY TO LET PROPERTY *** EPC TBC *** COUNCIL TAX BAND C ***

I think that you would struggle to find a two bedroom semi with more boxes ticked than this one. This very nicely situated home is extremely well presented, offers off street parking for two vehicles and a lovely west facing, well designed and low maintenance garden. It is walking distance to all amenities including supermarkets, bars, restaurants, cafes, hairdressers, library, leisure centre and the deli/butchers to name but a few. Be quick to view!

Entrance

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

Entrance Hallway

Ceiling light, doors to the kitchen, lounge/diner and the downstairs storage cupboard.

Lounge/Diner

15'3" x 11'6" (4.65 x 3.53)

Is a front aspect room with a UPVC double glazed window, ceiling light, radiator, television point, space for a dining room table room and chairs, stairs to first floor landing.



Conservatory

9'6" x 8'7" (2.92 x 2.62)

A UPVC full glass construction, with a poly-carbonate roof, double glazed doors leading out to the rear garden and tiled flooring.



Kitchen

6'11" x 11'6" (2.13 x 3.53)

Is a rear aspect room with a UPVC double glazed window and UPVC door with inset glazed glass panel which leads to the conservatory, vinyl flooring, ceiling strip light. The kitchen has been fitted with a range of base and eye level units with a rolled edge work surface over with electric four ring hob over, space for a washing machine, space for a tall fridge/freezer. This room housing the boiler.





Landing

At the top of the landing there is a side aspect UPVC double glazed window, ceiling light, loft hatch giving access to roof space, doors to bedrooms one, two and the family bathroom.



Bedroom Two

11'6" x 7'1" (3.53 x 2.18)

Is a rear aspect room with a UPVC double glazed window again offering lovely views towards the Mendip Hills, ceiling light, radiator, built in cupboard.



Bedroom One

11'6" x 9'10" (3.53 x 3.02)

Is a front aspect room with a UPVC double glazed window offering lovely views towards the Mendip Hills, ceiling light, radiator.



Bathroom

262 x 16 (79.86m x 4.88m)

Has vinyl flooring, ceiling spotlight, ceiling fan, low level WC, pedestal wash hand basin, panel enclosed bath housing a mains shower system, ladder style radiator, extractor fan.





Garden

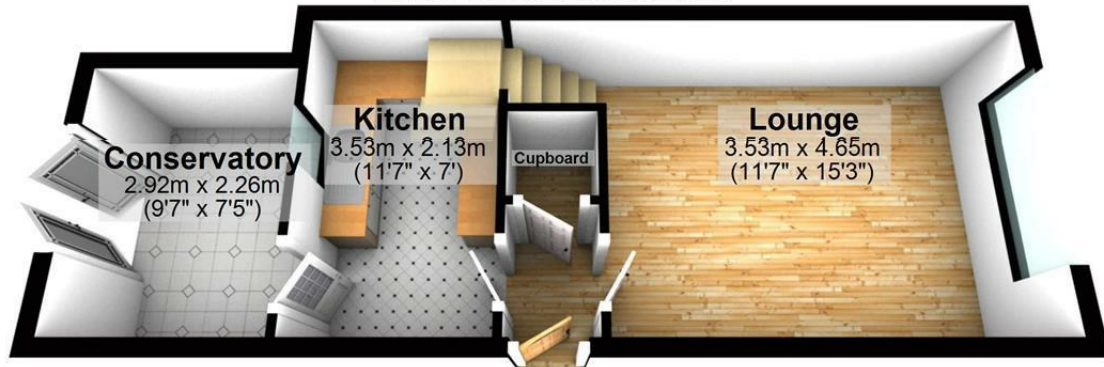
Is a beautiful, well designed, low maintenance space with a large patio area, perfect for outdoor furniture and a shingle stone to the rear. Enclosed to all sides by fence panelling, there are wooden gates leading to the parking area. These can also be opened to add additional parking space. There is a raised boarder which houses flowers, shrubs and trees and a garden shed to one corner. To the rear of the property are two parking spaces.

Front of Property



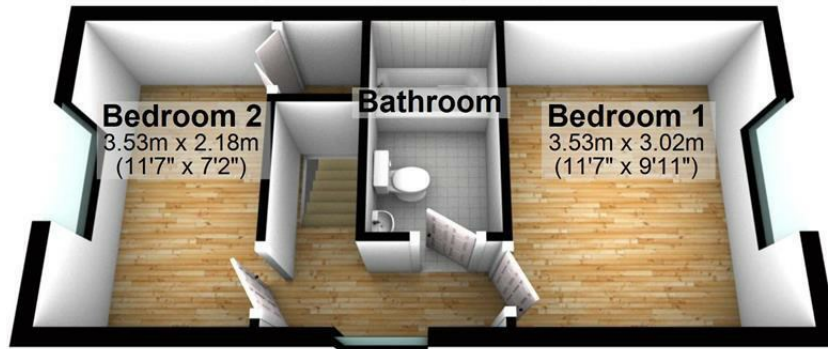
Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 71.4 sq. metres (768.1 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		