

LAUREL & WYLDE

ESTATE AGENTS



Cosy Cottage Redcliffe Street, Cheddar, Somerset BS27 3PF £275,000

*** DELIGHTFUL 'COSY' COTTAGE IS A HIDDEN GEM IN A CENTRAL SOUGHT AFTER LOCATION ***
OCCUPYING AN ELEVATED POSITION *** TWO DOUBLE BEDROOMS *** TWO BATHROOMS ***
CONSERVATORY **** LIVING ROOM OPENING TO THE KITCHEN *** MANY ORIGINAL FEATURES ***
LOVELY WEST FACING LOW MAINTENANCE GARDEN *** EPC E *** COUNCIL TAX BAND B ***

Entrance

Access to the property is via the conservatory which has a UPVC double glazed door.

Conservatory

17'1 x 7'11 (5.21m x 2.41m)

This conservatory is a low wall and UPVC construction with a poly carbonate roof. It is a lovely addition featuring vinyl flooring, two wall lights, wooden latch door to the downstairs bathroom and solid wooden door into the main lounge.



Downstairs Bathroom

A front aspect room with an obscure UPVC double glazed window, ceiling spotlights, ceiling fan, vinyl flooring, low level WC, pedestal wash hand basin with a wooden storage cupboard above, panel enclosed bath with Victorian style taps and a hand held shower attachment over, wall mounted ladder style radiator.



Lounge

13'5 x 12'1 (4.09m x 3.68m)

Is a front aspect room with an original wooden glazed sliding sash window featuring a window seat underneath, ceiling light, wooden flooring, radiator, television point, feature open fire place housing a cast

iron wood burning stove sat on a stone hearth with a wooden plinth over, two ceiling spotlights, opening to the kitchen.

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Kitchen

12'1 x 7'4 (3.68m x 2.24m)

Front aspect room with UPVC double glazed window, wood flooring, radiator, ceiling spotlights, fitted with a range of base and eye level units with a wooden square edge work surface over, one bowl stainless steel sink with mixer tap over, space for a washer dryer, space for a fridge freezer, oven with a Bosch four ring electric hob over, integrated dishwasher, under-stairs storage cupboard and stairs to the first floor landing.

First Floor Landing

Ceiling light, loft hatch giving access to the roof space, wooden latch doors to bedrooms one two and the shower room.

Bedroom One

12'1 x 7'9 (3.68m x 2.36m)

Is a front aspect room with a UPVC double glazed window offering views, ceiling light, radiator.



Bedroom Two

9'2 x 9'1 (2.79m x 2.77m)

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



Shower Room

8'10 x 5'8 (2.69m x 1.73m)

Featuring wood effect laminate flooring, pedestal wash hand basin, low level WC, a fully tiled double shower enclosure housing a wall mounted mains shower, ceiling spotlights, shaver point.



Garden

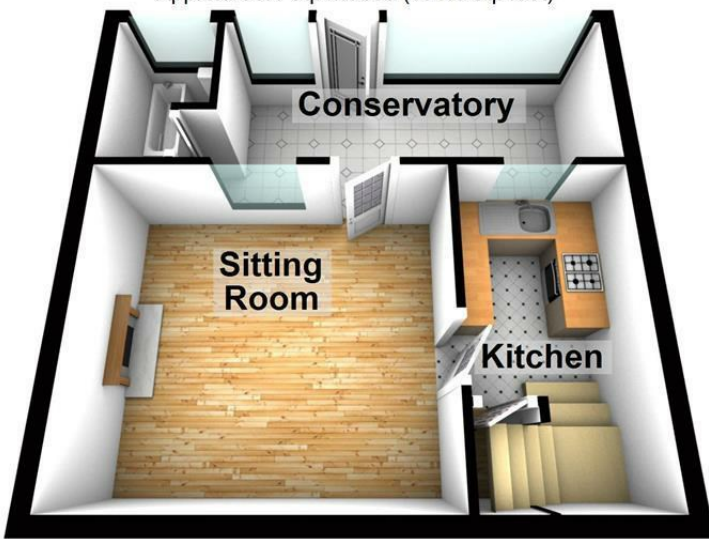
Access to the garden is via steps to a wooden gate, Fully enclosed by fence panels this lovely West facing garden has a central astro turf lawn area surrounded by patio and a raised 'original stone' border housing flowers and shrubs and a large storage shed to the corner which has power.





Ground Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



First Floor

Approx. 22.5 sq. metres (242.0 sq. feet)



Total area: approx. 57.6 sq. metres (620.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	