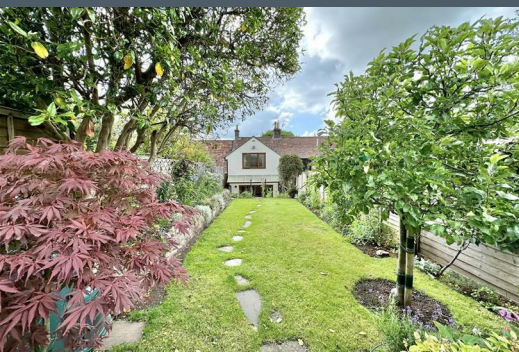


LAUREL & WYLDE

ESTATE AGENTS



31 Redcliffe Street, Cheddar, BS27 3PA
£285,000

*** BEAUTIFUL COTTAGE NEAR THE CENTRE OF CHEDDAR *** WELL ESTABLISHED COTTAGE GARDEN ***
DOWNSTAIRS CLOAKROOM *** 2 BEDROOMS *** THIRD BEDROOM/OFFICE *** WALKING DISTANCE TO
ALL AMENITIES *** KITCHEN DINER (USED TO BE TWO ROOMS) *** LIVING ROOM *** ORIGINAL
FEATURES *** FREEHOLD *** EPC TBC *** COUNCIL TAX C ***

Porch

Access to the property is via a UPVC door with inset glass panel, into the porch. Which houses the electrical box, glazed door to the sitting room.



Sitting Room

Is a front aspect room with a UPVC double glazed window, ceiling light, two wall lights, radiator, ceiling beams, feature fireplace housing a cast iron wood burning stove, sat on slate hearth, wooden glazed door leading to the inner hallway which gives access to the stairs to the first floor landing and a door to the Kitchen/dining room.



Kitchen/Dining Room

A rear aspect room with UPVC double glazed windows, UPVC double glazed door to the rear garden, there is wood flooring, to the kitchen end are ceiling spotlights, solid wooden base and eye level units with square edge work surface over, space for a large range cooker with extractor hood above, one and half bowl ceramic sink, radiator, space and plumbing for a washing machine and two spaces for appliances which is currently fridge and freezer, and a door to a downstairs cloakroom. Dining end has ceiling lights, a side aspect obscure window, radiator, plenty of space for furniture, opening to an understairs storage cupboard which is currently used as a larder cupboard, which has shelving and a light.





Cloakroom

Has a rear aspect UPVC double glazed obscure window, ceiling light, vinyl flooring, radiator, wash hand basin, low level WC.

Occasional Bedroom three/study

A side aspect room with a UPVC double glazed window, loft hatch giving access to the roof space, ceiling light, door to an airing cupboard, door to bedroom two.



Landing

is a ceiling light, Velux window, doors to bedrooms one, occasional bedroom three/study and the shower room, Loft hatch giving access to the roof space.

Bedroom Two

Is a rear aspect room with a UPVC double glazed window which overlooks the lovely garden, ceiling light, radiator.

Main Bedroom

Is a front aspect room with two UPVC double glazed windows, loft hatch giving access to the roof space, radiator, built in double wardrobe, cast iron Victorian fireplace.



Shower Room

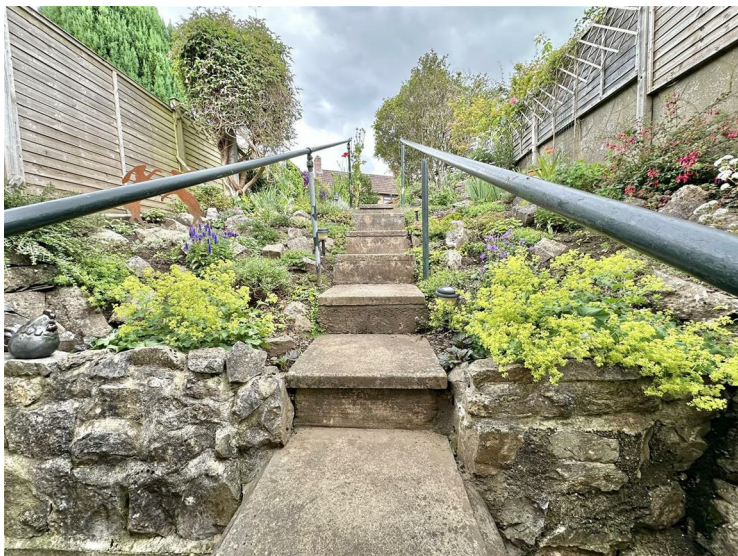
A rear aspect room with an obscure UPVC double glazed window, vinyl flooring, radiator, wall light, wash hand basin, low level WC, a step in shower enclosure housing an electric shower system.

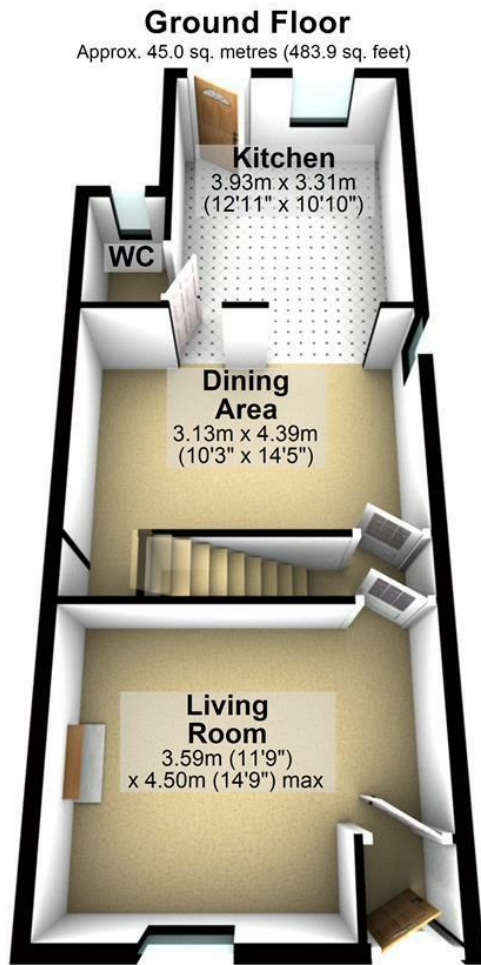


Garden

An outdoor light, sheltered vernader area, outdoor tap, steps with a rockery either side on approach, leading up the lawn area, which has an original stone wall, housing flower and shrubs, central stepping stone path to the rear of the garden which has a good size patio area which has a raised vegetable area, a small shed to one corner and a larger shed to the other corner. This is beautiful picture perfect cottage garden.







Total area: approx. 91.6 sq. metres (986.1 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	