

LAUREL & WYLDE

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



Pencallow Millbourne Road, Cheddar, BS27 3NP £380,000

*** DETACHED BUNGALOW *** FABULOUS, CENTRAL LOCATION IN CHEDDAR *** THREE DOUBLE BEDROOMS *** LIVING ROOM *** KITCHEN/BREAKFAST ROOM *** SEPERATE SECOND RECEPTION ROOM/CURRENT DINING ROOM *** SUN ROOM/UTILITY *** OFF STREET PARKING FOR UP TO FOUR VEHICLES *** GOOD SIZE PLOT WITH A LOVELY WELL ESTABLISHED REAR GARDEN *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND D *** WALKING DISTANCE TO THE CENTRE OF CHEDDAR INCLUDING SAINSBURYS AND ALL AMENITIES *** NO ONWARD CHAIN ***

Entrance Porch

Access to the property is via a sliding glazed door straight into a porch. The porch area has a ceiling light and glazed door to the hallway.

Hallway

Featuring two ceiling lights, radiator, glazed doors to the kitchen/breakfast room and living room and doors to bedrooms one, two, three, the bathroom, storage cupboard and the airing cupboard (which houses the wall mounted boilers).



Study/Dining Room

A rear aspect room with double UPVC doors to the rear garden and glazed door to the kitchen, ceiling light and radiator.



Living Room

A front aspect room with a UPVC double glazed windows, ceiling light, feature gas fireplace, telephone point and glazed doors to the dining room/office.



Kitchen/Breakfast Room

A rear aspect room with a UPVC double glazed window, wood effect laminate flooring, door the sun room/utility, ceiling spotlights. The kitchen has been fitted with a range of base and eye level units with a rolled edge worksurface over, one and a half bowl stainless steel sink with adjacent drainer and mixer tap over, space for a slimline dishwasher, space for a tall fridge/freezer, eye level double oven and grill, a gas four ring hob with extractor hood over and a glazed door to the garden room.





Garden Room

A rear aspect room of a low wall and UPVC double glazed construction, door to the rear garden, ceiling roof window, ceiling light, wood effect laminate flooring, This room doubles as a utility and has space for a washing machine and a tumble dryer



Main Bedroom

Currently being used as a dining room, this is a front aspect room with a UPVC double glazed window, ceiling light, radiator, door to a storage cupboard/wardrobe.



Bedroom Two

A front and side aspect room with UPVC double glazed windows, ceiling light, wall mounted electric heater.



Bedroom Three

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



Bathroom

A rear aspect room with an obscure UPVC double glazed window, ceiling light, radiator, low level WC, pedestal wash hand basin and a step in shower enclosure housing a mains shower system.



Outside Front

The property is accessed via double wrought iron gate where you will find a block paved driveway with parking for two/three vehicles and a large shingle stone area (which could easily be turned into additional parking) and pedestrian side access via a wooden gate to the rear garden.



Outside Rear

This good size and well established rear garden is a gardeners dream. It is enclosed by fence panels and has vegetable, flower and shrub beds. There is a concrete path leading round the garden taking you to the vegetables patches and the shed/greenhouse in the far corner. A side access takes you to the front of the property.

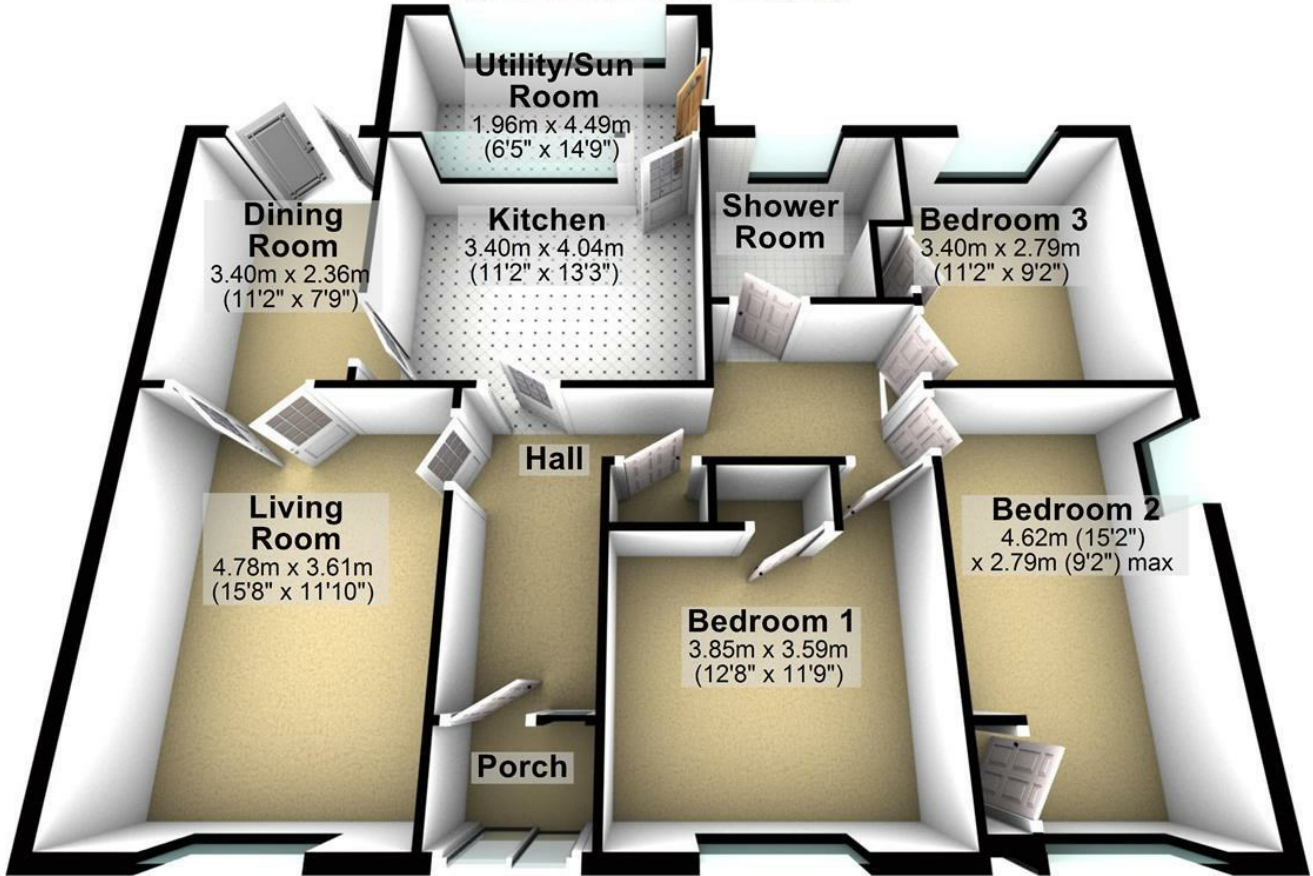


Location



Ground Floor

Approx. 106.4 sq. metres (1145.0 sq. feet)



Total area: approx. 106.4 sq. metres (1145.0 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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	