

# LAUREL & WYLDE

ESTATE AGENTS



## 11 Littlewood Way, Cheddar, BS27 3FP £92,400

\*\*\* SHARED OWNERSHIP MID TERRACE \*\*\* 40% SHARE WITH A TOTAL OPEN MARKET VALUE OF £231,000 \*\*\* TWO BEDROOMS \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* LIVING/DINING ROOM \*\*\* ENCLOSED REAR GARDEN WITH PEDESTRIAN ACCESS \*\*\* ONE PARKING SPACE \*\*\* DESIRABLE BLOOR HOME DEVELOPMENT SITE \*\*\* WALKING DISTANCE TO STRAWBERRY LINE AND RESERVOIR \*\*\* EPC \*\*\* COUNCIL TAX BAND C \*\*\*

Rent - £340.86

Service Charges - £41.01

Council Tax banding - C

Lease length remaining - 121 years

Number of bedrooms - 2

### Hallway

Access to the property is via a composite door straight into the Hallway. Has wood effect laminate flooring, ceiling light, doors to the kitchen, downstairs cloakroom, and living/dining room, stairs to first floor landing.



### Living/Dining Room

Is a rear aspect room with a UPVC double glazed window and a UPVC double glazed door to the rear garden, ceiling light, two radiators, door to cloaks cupboard, space for dining table and chairs.

### Kitchen

A front aspect room with a UPVC double glazed window, ceiling light, radiator, vinyl flooring, fitted with base and eye level units with rolled edge work surface over, one and half bowl stainless steel sink, cooker with an electric four ring hob over, space for a tall fridge/freezer, space and plumbing for a washing machine.



### Cloakroom

Vinyl flooring, ceiling light, radiator, wash hand basin, low level WC.



### Landing

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



### Family Bathroom

A rear aspect room with an obscure UPVC double glazed window, ceiling light, radiator, low level wc, wash hand basin, panel enclosed bath housing a shower system to one end, with glass shower screen, extractor fan.



### Main Bedroom

Is a front aspect room with two UPVC double glazed windows, ceiling light, radiator, door to a wardrobe area which is a big space with shelving, there is an alcove which is perfect as a dressing area.



### Bedroom 2

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

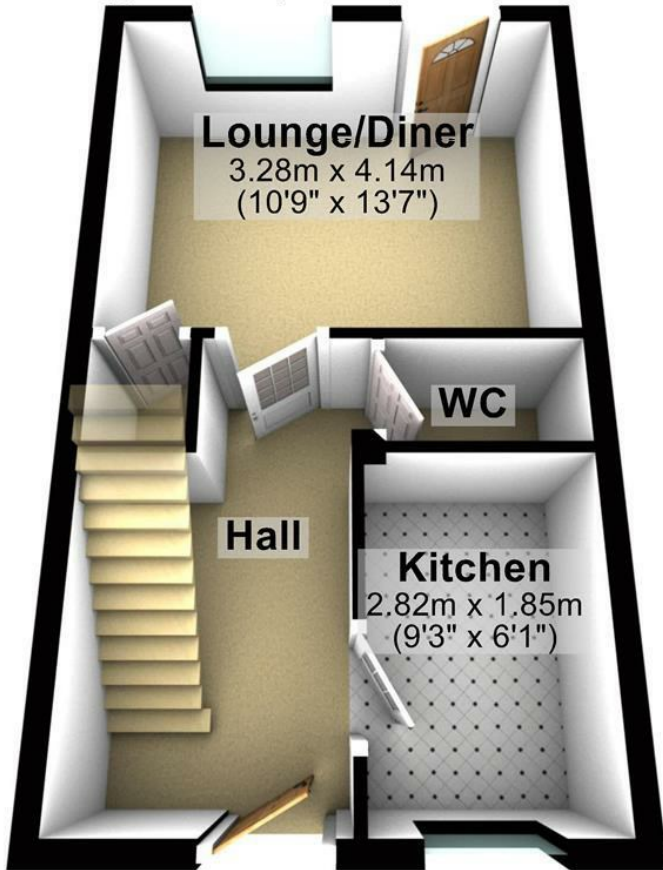
### Garden

Is laid to patio and shingle stone, path leading to a pedestrian gate, there is a shed in the corner for storage, enclosed by panel fencing.



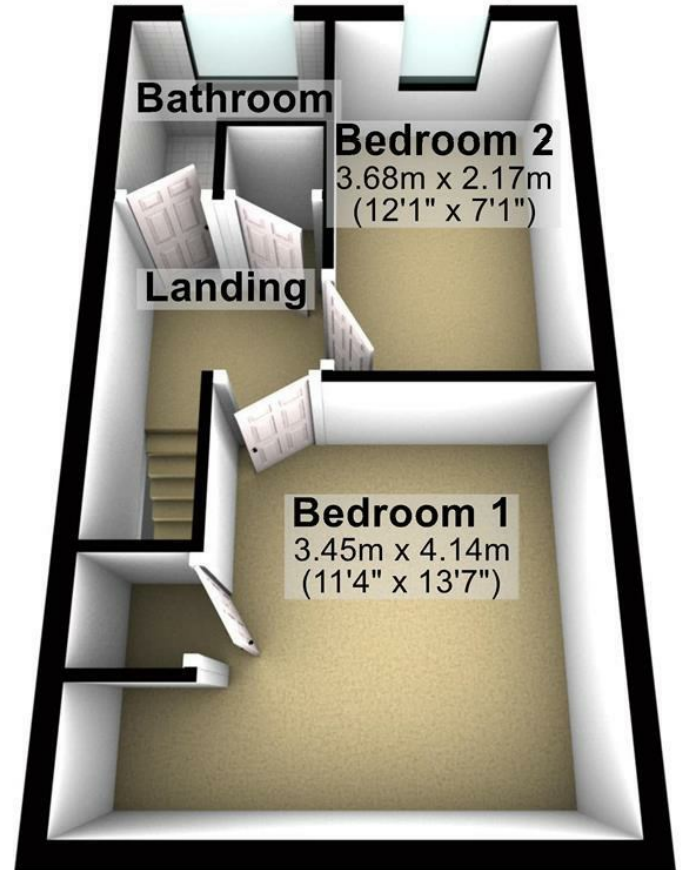
## Ground Floor

Approx. 29.8 sq. metres (320.9 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.7 sq. feet)



Total area: approx. 59.7 sq. metres (642.6 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	