

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 2 Cheddar Fields, Cheddar, Somerset BS27 3EF £335,000

\*\*\* WELL LOCATED THREE BEDROOM SEMI DETACHED \*\*\* BEAUTIFULLY PRESENTED \*\*\* GREAT LOCATION WITHIN WALKING DISTANCE TO ALL SCHOOLS AND AMENITIES \*\*\* GARAGE AND OFF STREET PARKING FOR TWO CARS \*\*\* LIVING ROOM \*\*\* GOOD SIZE KITCHEN/DINING ROOM \*\*\* THREE GOOD SIZE BEDROOMS \*\*\* FAMILY BATHROOM \*\*\* PRETTY REAR GARDEN WITH LARGE PATIO AND STORAGE SHED \*\*\* EPC D \*\*\*

### Entrance Hall

Accessed through a UPVC door straight into the hallway where there is a ceiling light, radiator, door to the living room and stairs to the first floor landing.



### Kitchen

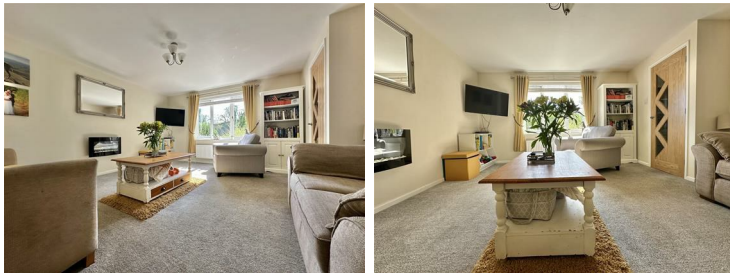
17'4 x 6'8 (5.28m x 2.03m)

An extended kitchen fitted with a range of base and eye level units, rolled edge work-surfaces over, one and a half bowl sink with an adjacent drainer and mixer tap, space and plumbing for a washing machine, space for a dishwasher, space for a tall fridge / freezer. Door to the rear patio and garden, radiator. The kitchen houses the wall mounted boiler.

### Living Room

15'3 x 13'10 (4.65m x 4.22m)

A spacious front aspect room with a uPVC double glazed window, ceiling light, radiator, feature wall mounted electric fireplace, under-stairs storage cupboard, door to the kitchen/dining room.



### Dining Room

10'1 x 9'0 (3.07m x 2.74m)

A rear aspect room with double glazed sliding patio doors, ceiling light, wood effect laminate flooring, radiator.



### First Floor Landing

Ceiling light, radiator, loft hatch giving access to the roof space, doors to all bedrooms, the airing cupboard and the bathroom.



**Main Bedroom**

11'5 x 11'2 (3.48m x 3.40m)

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



**Bedroom Three**

8'6 x 6'9 (2.59m x 2.06m)

A front aspect room with a uPVC double glazed window, ceiling light, radiator.



**Bedroom Two**

12'10 x 8'9 (3.91m x 2.67m)

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

**Family Bathroom**

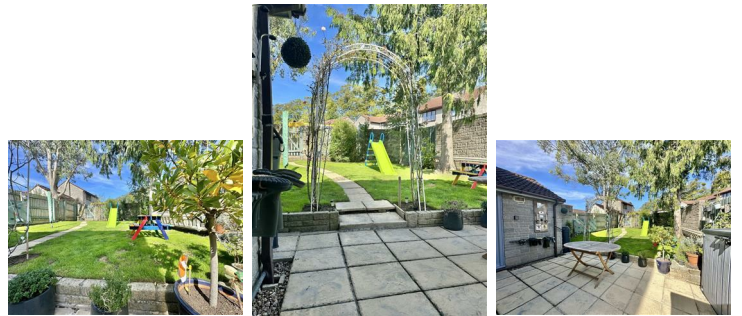
A rear aspect room with an obscure UPVC double glazed window, white suite comprising low level WC, wash hand basin with vanity unit underneath and a panel enclosed bath with a glazed shower screen and shower system over.



### Outside

To the front of the property there are two pedestrian pathways leading to the front door.

The rear garden has a good size patio, a garden shed for storage, side access giving access to the front, an outdoor tap a lawn area with a central path to a picket style gate giving access to the rear and the garage and parking for two cars.



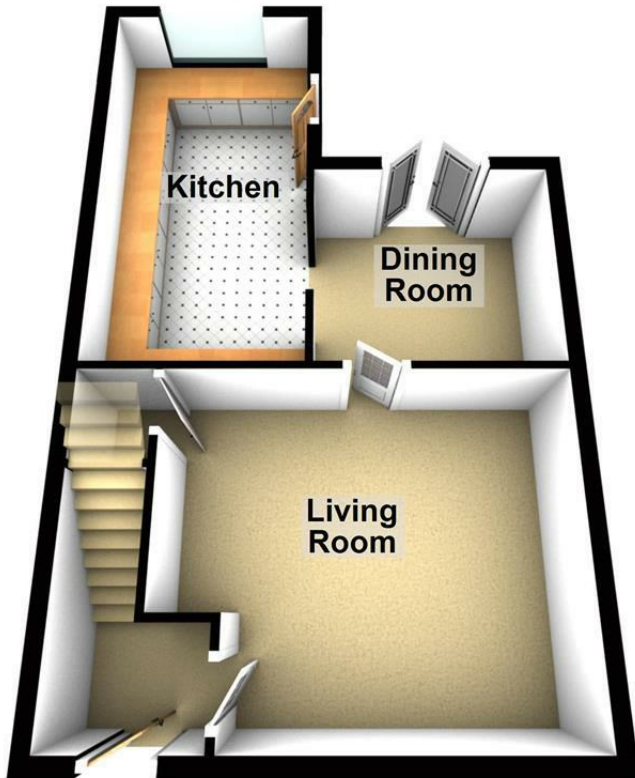
### Parking and Garage

A single garage and two off road driveway parking spaces.



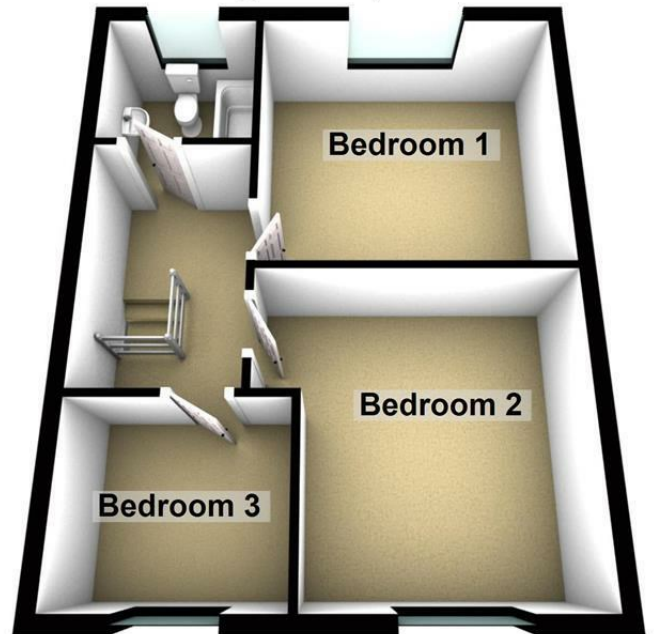
### Ground Floor

Approx. 496.8 sq. feet



### First Floor

Approx. 450.1 sq. feet



Total area: approx. 947.0 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                             |                         | 67      | 75        |
|   | 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   |                         | 63      | 71        |
|   | EU Directive 2002/91/EC |         |           |