

LAUREL & WYLDE

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



Sunnyside Cottage Wells Road, Cheddar, BS27 3XB £365,000

*** SUNNYSIDE IS A DELIGHTFUL PERIOD COTTAGE WITH SO MUCH TO OFFER ANY BUYER! *** WELL PRESENTED THROUGHOUT WITH TWO RECEPTION ROOMS *** LOVELY AND BRIGHT KITCHEN/BREAKFAST ROOM WITH DOORS OPENING TO THE BEAUTIFUL TERRACE AREA AND GARDEN *** SEPERATE UTILITY AND CLOAKROOM *** LARGE FAMILY BATHROOM *** TWO DOUBLE BEDROOMS *** CHARMING WELL ESTABLISHED COTTAGE STYLE GARDEN WITH A LARGE TERACE AND SEPERATE RAISED TERRACE *** OFF STREET PARKING FOR UP TO SIX VEHICLES *** DETACHED ORIGINAL STONE BARN (CURRENTLY USED AS A GARAGE AND STORAGE) ***

Entrance Hall

Access to the property is via a UPVC door leading straight into the hallway. The hallway features wood effect Karndean flooring, ceiling light, stairs to the first floor landing, doors to an understairs cloaks cupboard, the two reception rooms and the kitchen/breakfast room.



Second Reception Room

11'9 x 11'3 (3.58m x 3.43m)

A front aspect room with a UPVC double glazed window, wood effect Karndean flooring, two wall lights, feature open fireplace, obscure ornamental window to the kitchen/breakfast room.



Sitting Room

13'7 x 11'3 (4.14m x 3.43m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator, feature Victorian open fireplace on a stone hearth.



Kitchen/Breakfast Room

26'4 x 7'7 (8.03m x 2.31m)

A beautiful light galley style kitchen/breakfast room featuring double doors to the garden, three Velux windows, stone tile flooring, three ceiling lights (each with rotating spotlights), base and eye level units with a solid wooden worktop over and tile splash backs, space for a cooker with an extractor hood above, space for a tall fridge/freezer, integrated dishwasher, one and a half bowl sink with mixer tap over, plenty of space for furniture to sit and enjoy the garden. This room houses the wall mounted gas combination boiler (approx. 3 years old).





Landing

At the top of the landing is a ceiling light with steps either side leading to the bedrooms and the bathroom.

Main Bedroom

13'7 x 11'3 (4.14m x 3.43m)

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



Utility/Cloakroom

7'4 x 6'10 (2.24m x 2.08m)

With a Velux window, stone tile flooring, tall storage cupboard, solid wooden worktops with space underneath for 2 appliances, tall wall mounted radiator.



Bedroom Two

11'3 x 7'9 (3.43m x 2.36m)

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



Family Bathroom

10'7 x 8'5 (3.23m x 2.57m)

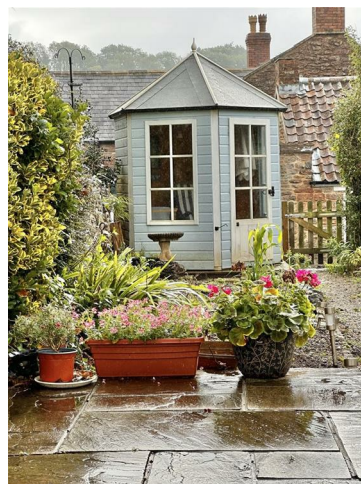
A part obscure UPVC double glazed window offering views of the Levels to the Quantocks and church in the distance, wood flooring, ceiling light, radiator, Victorian bath with telephone style taps and shower, low level WC, pedestal wash hand basin with vanity cupboard underneath, step in shower housing a mains shower system.



Garden

There are two access points to the property. There is a picket style gate to the front garden and a large opening to the driveway. Through the gate is a path to the front door with flower and shrub borders. The pathway sweeps round to the side of the property where you will find the delightful garden. The garden is of a beautiful cottage style where you will find a large patio

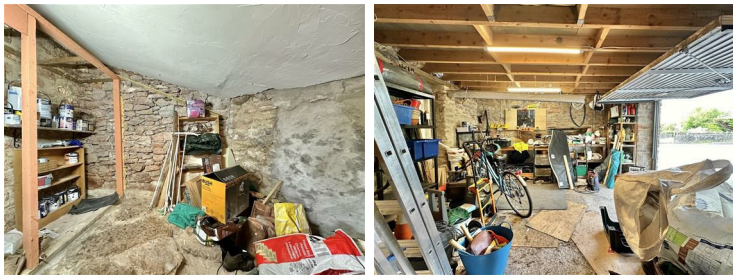
with plenty of room for furniture, a lawn area with mature and well established bed borders, a vegetable patch and a shingle stone path to a wooden picket gate taking you to the driveway parking and barn/garage. A lovely feature are steps to a raised section where you will find a secluded decked area perfect for a bistro table and chairs.





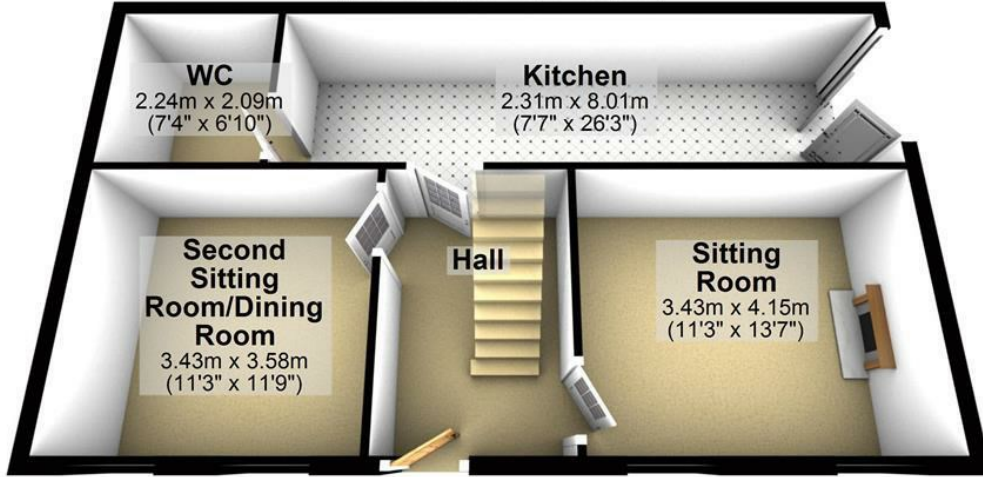
Garage and Parking

This tarmac driveway has enough parking for up to 6 vehicles. It also gives access to the detached old barn (currently used as a garage). The old barn has a pitched and tiled roof, an up and over garage door, a rear wooden access door, both power and lighting and an opening to a separate room also with power and lighting which would make a perfect workshop or office for those working from home.



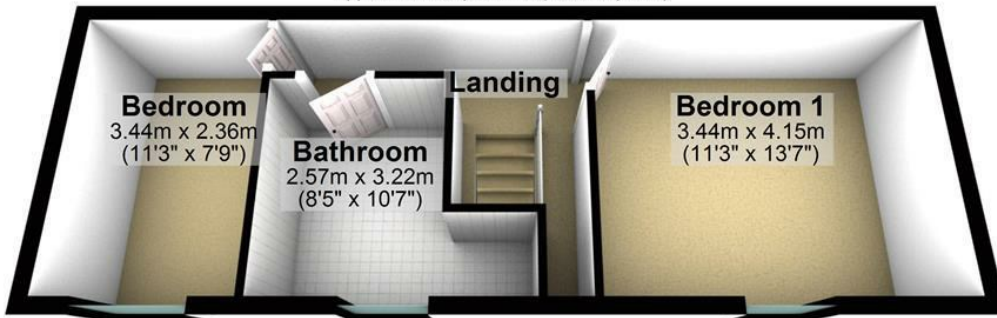
Ground Floor

Approx. 58.8 sq. metres (632.5 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 94.6 sq. metres (1018.5 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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		