

LAUREL & WYLDE

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



9 Tower Road, Cheddar, Somerset BS27 3EP
£504,700

*** IMMACULATE FOUR BEDROOM DETACHED HOUSE *** FABULOUS FAMILY HOME *** LIVING ROOM
*** LARGE KITCHEN/DINING/FAMILY ROOM *** UTILITY *** CLOAKROOM *** TWO EN SUITE SHOWER
ROOMS *** FAMILY BATHROOM *** UPGRADES ALREADY INCLUDED *** GOOD SIZE REAR GARDEN ***
GARAGE *** OFF STREET PARKING *** CAR CHARGING POINT *** WELL LOCATED *** FREEHOLD *** EPC
B *** COUNCIL TAX BAND F ***

Entrance Hallway

Access to the property is via a composite door with obscure window straight into the hallway. The hallway features 2 ceiling lights, wood effect laminate flooring, radiator, doors to the kitchen/dining/family room, living room, storage cupboard, understairs storage cupboard and stairs to the first floor landing.



window, door to the garden, ceiling spotlights, ceiling light, radiator, a range of base and eye level units with a square edge work top over, one and half bowl sink, eye level oven and grill, integrated fridge/freezer, dishwasher, gas five ring hob with extractor hood above and glass splashback, plenty of space for dining room table and chairs, opening into the utility.



Living Room

18'10 x 11'9 (5.74m x 3.58m)

Is a front aspect with a UPVC double glazed window, ceiling lights, radiator, double doors to the kitchen/family/dining room.



Kitchen/Family/Dining Room

21'3 x 10'11 (6.48m x 3.33m)

Is a rear aspect room with a UPVC double glazed

Utility

7'5 x 5'0 (2.26m x 1.52m)

Is a rear aspect room with door to the rear garden, wood effect laminate flooring, base and eye level units with square edge work top over, integrated washing machine, one bowl stainless steel sink with a mixer tap over. This room houses the Ideal has combination boiler, door to the cloakroom.



Main Bedroom

15'9 x 11'10 (4.80m x 3.61m)

Is a front aspect room with a UPVC double glazed window, ceiling light, two sets of built in double wardrobes, door to the en-Suite bathroom.

Cloakroom

Wood effect laminate flooring, ceiling spotlights, radiator, wash hand basin, low level WC.



Landing

At the top of the landing is a ceiling light, radiator, doors to all the bedrooms, the family bathroom and airing cupboard.



En-Suite

Side aspect room with an obscure UPVC double glazed window, tiled flooring, ceiling spotlights, ladder style radiator, low level WC, wash hand basin, step in shower cubicle housing a mains shower system.



Guest Bedroom

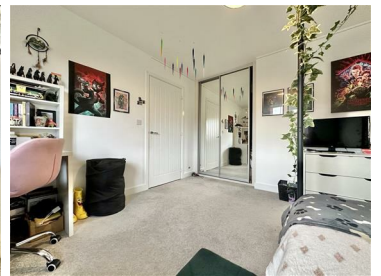
13'7 x 10'2 (4.14m x 3.10m)

Is a front aspect room with two UPVC double glazed windows, ceiling light, radiator, door to a wardrobe and door to an En-Suite shower room.

Bedroom Three

13'9 x 10'0 (4.19m x 3.05m)

A rear aspect room with UPVC double glazed window, ceiling light, radiator, mirrored sliding doors to a double wardrobe.



En-Suite

Ceiling spotlights, tiled flooring, ladder style radiator, low level WC, wash hand basin, double shower enclosure.

Bedroom Four

11'2 x 10' (3.40m x 3.05m)

A rear aspect room with UPVC double glazed window, offering views over the hills, ceiling light, radiator.



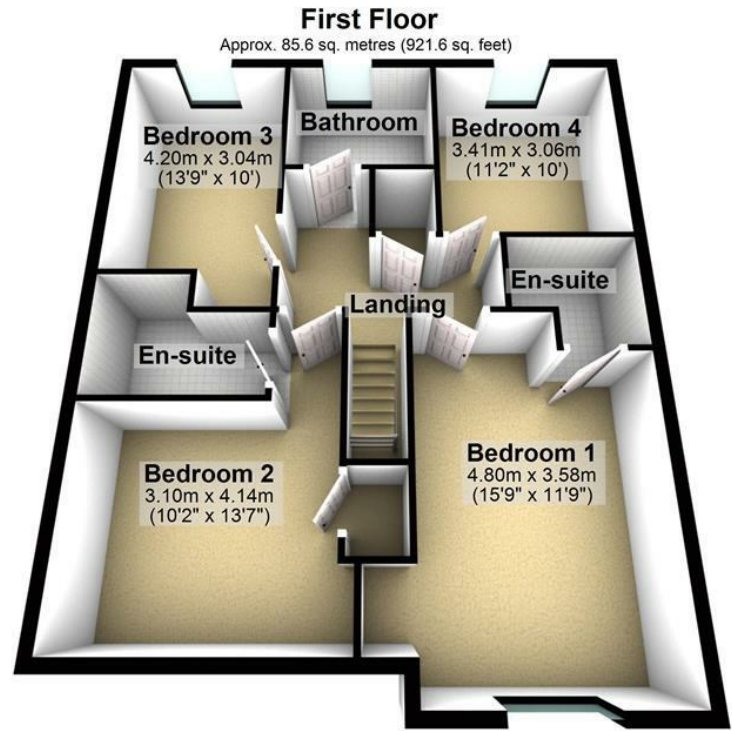
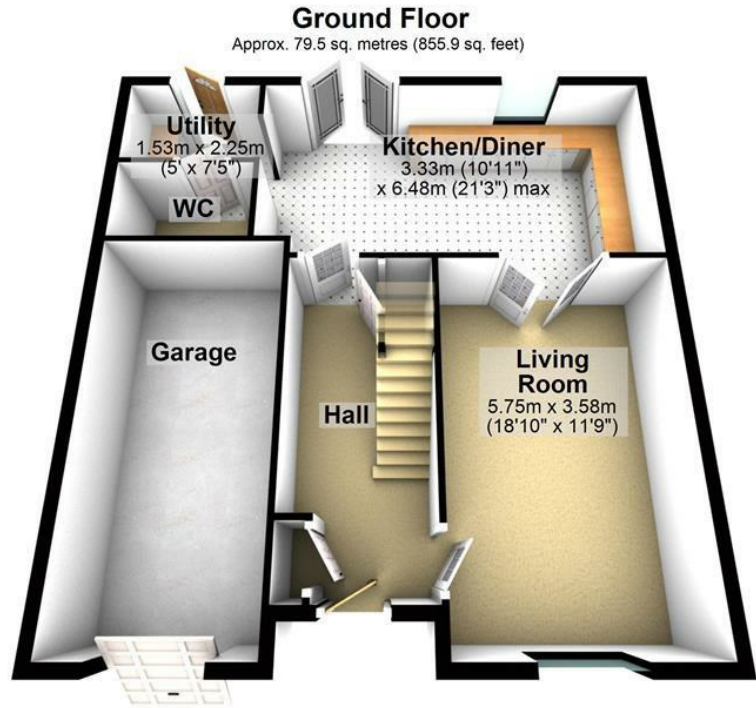
Family Bathroom

A rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, tiled flooring, wash hand basin, low level WC, panel enclosed bath housing a mains shower system.



Rear Garden

Is of a good size, laid to turf and enclosed by fence panelling with plenty of space for outdoor furniture on patio area. There is a pedestrian gate giving access to the driveway.



Total area: approx. 165.1 sq. metres (1777.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(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	

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