

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 2 Oak Close Station Road, Cheddar, BS27 3AH £345,000

\*\*\* IMMACULATE THREE BEDROOM SEMI DETACHED \*\*\* TWO PARKING SPACES AND A GARAGE!! \*\*\*  
LIVING/DINING ROOM \*\*\* KITCHEN/BREAKFAST ROOM \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* EN SUITE TO  
THE MAIN BEDROOM \*\*\* BUILT IN WARDROBES TO BEDROOMS ONE AND THREE \*\*\* FAMILY BATHROOM  
\*\*\* SOLAR PANELS TO THE ROOF PROVIDING HOT WATER \*\*\* UPVC DOUBLE GLAZED 'EASY CLEAN'  
SLIDING SASH WINDOWS THROUGHOUT \*\*\* CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO  
THE LOCAL SCHOOLS AND ALL AMENITIES \*\*\* ONE OF ONLY FOUR BUILT \*\*\* GARDENS TO THE FRONT  
AND REAR \*\*\* EPC C \*\*\* COUNCIL TAX BAND D \*\*\* FREEHOLD \*\*\*



### Entrance Hall

Access to the property is via a composite door with inset obscure glazed panels leading straight into the hallway. The hallway has wood effect laminate flooring, ceiling light, radiator, doors to the cloakroom and the living/dining room.



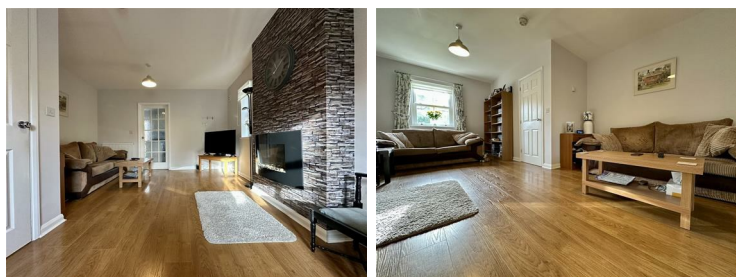
### Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, radiator, tiled flooring, low level WC, wall hung wash hand basin and extractor fan.



### Living/Dining Room

A front and side aspect room with UPVC double glazed sliding sash windows and a side aspect obscure UPVC double glazed window, two ceiling lights, two radiators, two television points, feature wall mounted electric fire and door to the kitchen/breakfast room.



### Kitchen/Breakfast Room

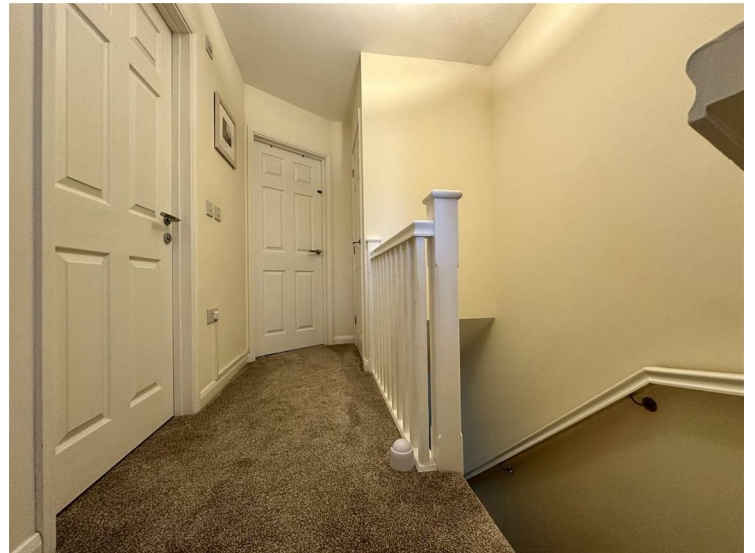
A rear aspect room with a UPVC double glazed sliding sash window to the kitchen end and double doors to the garden in the dining end. The kitchen has been fitted with base and eye level units with a square edge work top over, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, integrated freezer, integrated fridge, cooker with a gas five ring hob over with a glass splash back behind and an extractor hood above, plenty of space for dining room table and chairs, radiator and a large understairs storage/cloaks cupboard. This room also houses the wall mounted Vaillant gas boiler.





### Landing

At the top of the landing there is a ceiling light, loft hatch to the roof space, doors to the bedrooms, the bathroom and the airing cupboard (which houses the hot water tank and has shelving).



### Main Bedroom

A front aspect room with two UPVC double glazed sliding sash windows, ceiling light, radiator, two sets of built in double wardrobes, door to an en suite shower room, television point.







### Bedroom Three

A rear aspect room with a UPVC double glazed sliding sash window, ceiling light, radiator and built in double wardrobe.



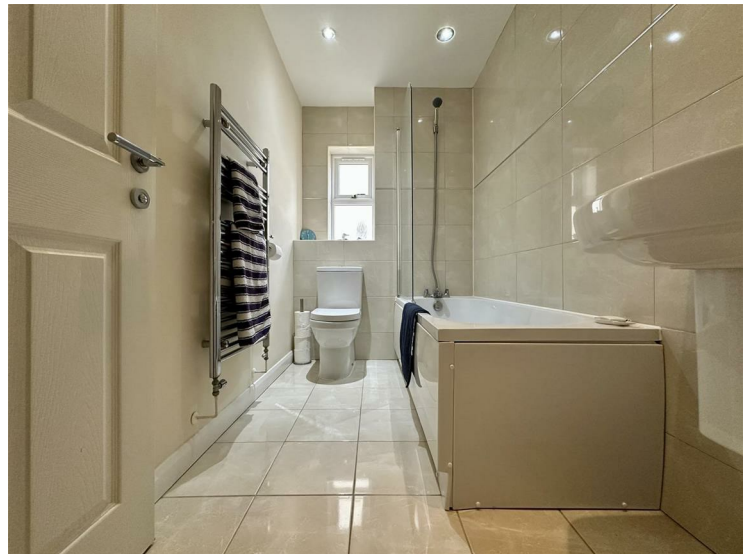
### En-Suite

A fully tiled room with ceiling spotlights, ceiling fan, tiled flooring, step in corner shower cubicle housing a mains shower system, low level WC, wall hung wash hand basin and a ladder style radiator.



### Family Bathroom

A part tiled room with tiled flooring, panel enclosed bath with a shower leading off the taps and a glass shower screen to one end, low level WC, wall hung wash hand basin and a ladder style stainless steel radiator.



### Front Garden

Featuring a lawn area and a path to the front door.

### Bedroom Two

A rear aspect room with a UPVC double glazed sliding sash window, ceiling light, radiator, television point.





### Rear Garden

There is patio area and a path to a pedestrian gate taking you to the rear where you will find your garage and off street parking. Enclosed to all sides by fence panels there is a lawn and a decked area to the far corner with an adjacent flower and shrub border, outdoor tap and outdoor light.



### Garage and Parking

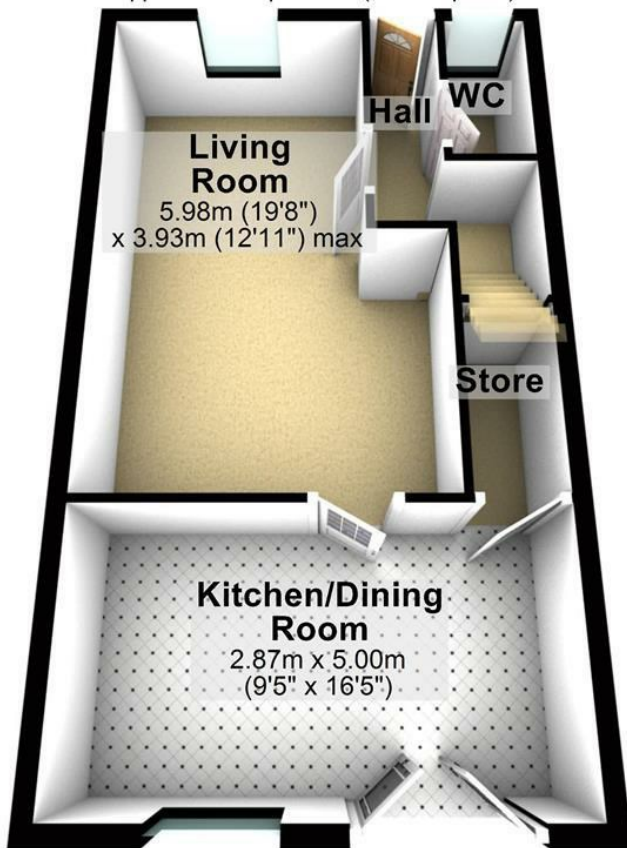
This delightful property comes with the benefit of TWO parking spaces AND a garage which has roof storage and both power and lighting.





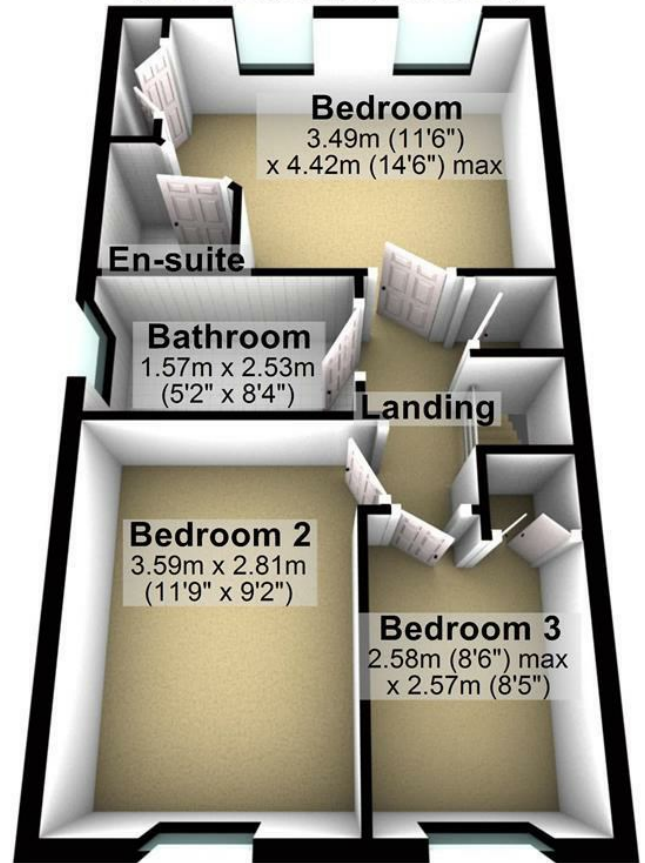
## Ground Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



## First Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



Total area: approx. 93.8 sq. metres (1010.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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