

LAUREL & WYLDE

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



27 Round Oak Grove, Cheddar, BS27 3BW £399,950

*** DETACHED PROEPRTY IN DESIRABLE 'ROUND OAK GROVE' *** THREE GOOD SIZE BEDROOMS ***
LIVING ROOM *** SEPERATE DINING ROOM *** UTILITY *** DOWNSTAIRS CLOAKROOM *** KITCHEN/
BREAKFAST ROOM *** GARAGE *** OFF STREET PARKING *** ENCLOSED REAR GARDEN *** IN NEED OF
UPDATING *** WOULD MAKE A FABULOUS FAMILY HOME *** CLOSE TO ALL SCHOOLS AND AMENITIES
*** HUGE POTENTIAL *** EPC D *** COUNCIL TAX BAND E *** FREEHOLD *** NO ONWARD CHAIN ***

Entrance Hall

Ceiling light, radiator, doors to the cloakroom, living room and kitchen/breakfast room, stairs to the first floor landing with an under-stairs cupboard.



Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, radiator, low level WC and a wash hand basin.



Living Room

A front aspect room with a UPVC double glazed bay fronted window, ceiling light, radiator, feature fireplace housing a gas fire, glazed doors to the dining room.



Dining Room

A rear aspect room with UPVC double glazed doors to the garden, ceiling light, radiator, door to the kitchen/breakfast room.



Kitchen/Breakfast Room

A rear aspect room with UPVC double glazed window, ceiling lights, radiator, wood effect laminate flooring, fitted with base and eye level units with work top over, one bowl stainless steel sink with mixer tap over, space for a cooker, space for table and chairs, opening to the utility.



Landing

A side aspect UPVC double glazed window, ceiling light, loft hatch giving access to the roof space, doors to the bedrooms, shower room and airing cupboard (which houses the hot water tank).



Bedroom One

A rear aspect room with a UPVC double glazed window with views towards the Mendip Hills, ceiling light, radiator.



Utility

A rear aspect room with UPVC double glazed windows, ceiling strip light, radiator, wall mounted boiler, space for a tall fridge freezer, base unit with a stainless steel sink, space for two appliances which are currently the washing machine and the dishwasher.



Bedroom Three

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



Bedroom Two

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



Shower Room

A rear aspect room with an obscure UPVC double glazed window, tile effect laminate flooring, ceiling light, extractor fan, ladder style radiator, WC with a hidden cistern, wash hand basin with a vanity cupboard underneath, step in double shower enclosure housing a mains power shower system. Potential to put a bath back in if needed.





Garden

Enclosed to all sides by fence panelling. There is a patio area to one corner, a lawn with flower and shrub bed borders, outdoor tap and a path leading to a pedestrian gate giving access to the front.

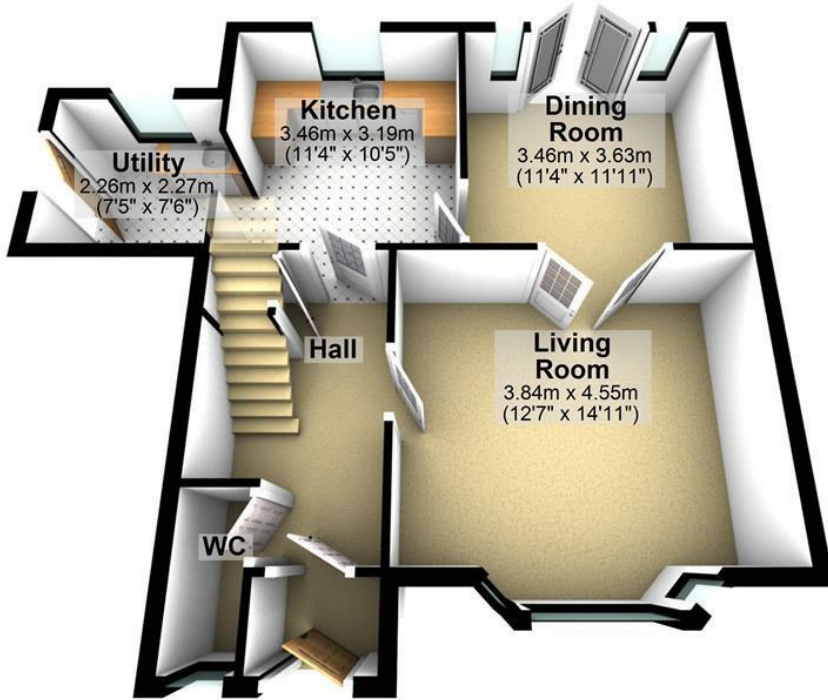


Front of Property

To the front of the property is a lawn area, garage and off street parking for two vehicles.

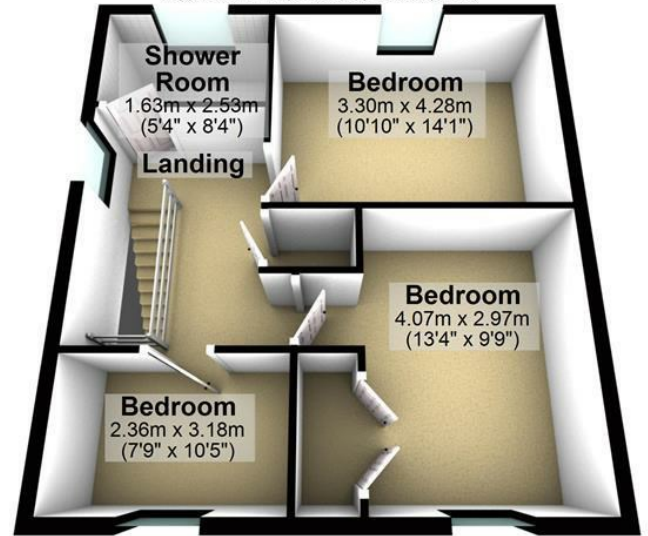
Ground Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



First Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



Total area: approx. 110.3 sq. metres (1187.6 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 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	