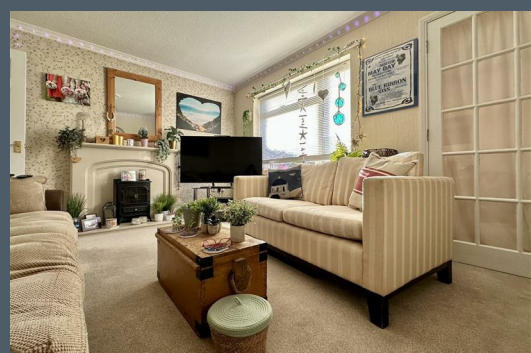
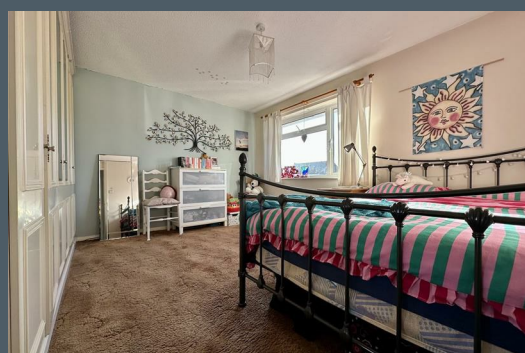


LAUREL & WYLDE

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



4 Greenhayes, Cheddar, BS27 3HZ £360,000

*** A LOVELY, WELL PRESENTED FOUR BEDROOM SEMI DETACHED PROPERTY *** GREAT LOCATION
WITHIN WALKING DISTANCE TO SCHOOLS AND LOCAL AMENITIES *** LIVING ROOM ***
KITCHEN/DINING/FAMILY *** DOWNSTAIRS CLOAKROOM *** A PRIVATE ENCLOSED REAR GARDEN ***
GARAGE *** OFF STREET PARKING *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND C *** FREEHOLD

Porch

Access to the property is via a UPVC door into a porch which has a ceiling light, glazed door through to the living room.

Living Room

A front aspect room with UPVC double glazed window, ceiling light, radiator, television point, door to kitchen/dining/ family room.



Kitchen/Dining/Family Room

Is a rear aspect room with a UPVC door to the garden. To the dining end is a UPVC double glazed window. The dining area has a ceiling light, radiator, stairs to the first-floor landing, an opening looking into the kitchen and a door to the kitchen. There is ample space for a dining table and chairs. The kitchen area has tiled flooring, radiator, ceiling light, fitted with base and eye level units with worktop over, space for a washing machine, space for a slimline dishwasher and fridge freezer, space for a cooker with extractor hood above, one bowl sink with mixer tap. Door to an inner hallway





Inner Hallway

Ceiling light, door to the garden and door to the downstairs cloakroom.

Cloakroom

Tiled flooring, radiator, ceiling light, extractor fan, low lev WC, wash hand basin and a very useful large built in storage cupboard.



First Floor Landing

Ceiling light, loft hatch giving access to loft space. Doors to all bedrooms, family bathroom and airing cupboard that has shelving.

Main Bedroom

A rear aspect room with UPVC double glazed window, ceiling light, radiator, and built in wardrobes.



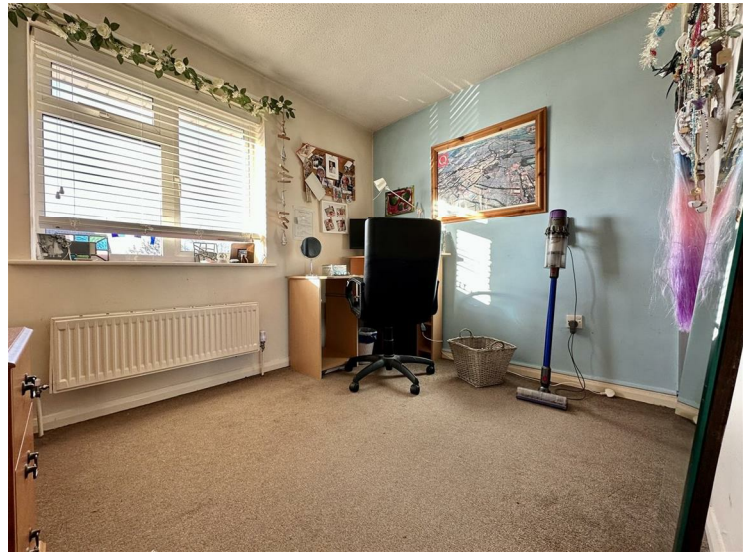
Bedroom Two

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



Bedroom Three

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



Bedroom Four

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



Bathroom

A side aspect room with a UPVC double glazed window, tiled flooring, ceiling light, radiator, low level WC, wash hand basin and panel enclosed bath.



Rear Garden

Is enclosed to all sides by fencing, there is a patio, decking and lawn area, flower shrub and tree borders and shed to one corner. There is also a sheltered pergola perfect for outdoor furniture. There is a path that sweeps round to the side of the property to a gate giving access to the front of the property.



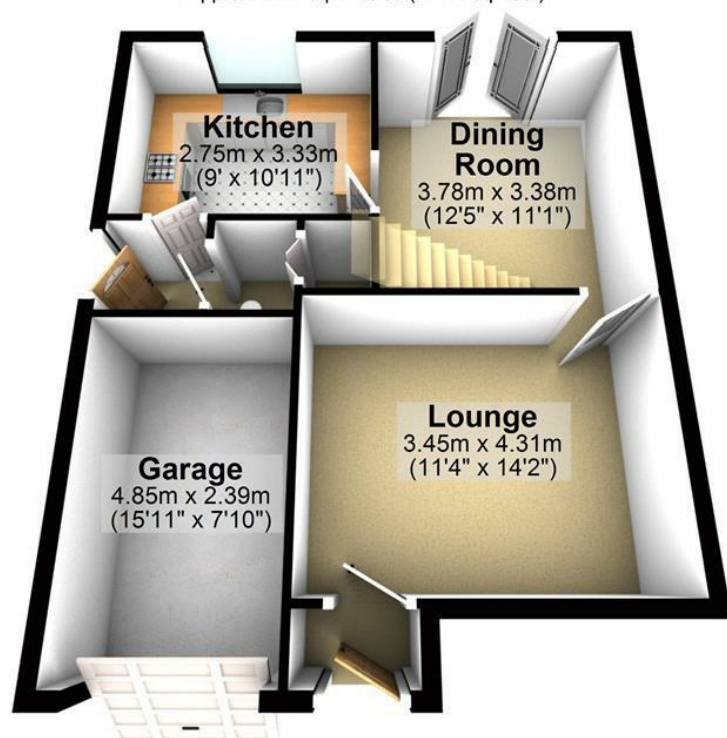
Front of Property

To the front of the property is a lawn area and parking for approx. three vehicles.



Ground Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.4 sq. feet)



Total area: approx. 105.5 sq. metres (1135.5 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |