

LAUREL & WYLDE

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



White Gables Silver Street, Cheddar, BS27 3JR £460,000

*** DETACHED BUNGALOW WITH VIEWS *** THREE LARGE DOUBLE BEDROOMS *** LIVING ROOM ***
DOUBLE DOORS TO A SEPARATE DINING ROOM *** KITCHEN/BREAKFAST ROOM *** GREAT LAYOUT ***
OPEN ASPECT ACROSS FIELDS WITH VIEWS OF THE MENDIP HILLS *** DRIVEWAY PARKING FOR FIVE
VEHICLES *** DETACHED DOUBLE GARAGE *** QUIETLY LOCATED IN THE BEAUTIFUL OLDER PART OF
CHEDDAR *** *** HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING) *** EPC D *** COUNCIL TAX
BAND ***

Entrance Porch

There is an open entrance porch and access to the property is via a glazed door with glazed side panel leading straight into the hallway

Hallway

This large L shaped hallway has two wall lights, radiator, doors to the cloakroom, a very useful walk in cloaks cupboard (with shelf and hanging rail), living room, kitchen/breakfast room, bedrooms one, two, three, the bathroom and double doors to an large storage/airing cupboard which houses hot water tank.



Cloakroom

7'01 x 2'1 (2.16m x 0.64m)

Ceiling light, vinyl flooring, low level WC and sink with a vanity cupboard underneath.

Living Room

18'07 x 11'08 (5.66m x 3.56m)

A front and side aspect room with UPVC double glazed windows, ceiling light, radiator, feature fireplace, double glazed doors with glazed side panels to the dining room.



Dining Room

12'08 x 9'08 (3.86m x 2.95m)

A rear aspect room with a UPVC double glazed window boasting glorious views of the Mendip Hills, radiator, ceiling light, door to the kitchen/breakfast room.





Kitchen/Breakfast Room
11'07 x 9'01 (3.53m x 2.77m)

A rear aspect room with a UPVC double glazed window with glorious views of The Mendip Hills, tile effect vinyl flooring, space for a fridge freezer, fitted with base and eye level units with a rolled edge work surface over, one bowl stainless steel sink with a mixer tap over, eye level oven and grill, four ring electric hob, door to the utility.



Utility
6'06 x 5' (1.98m x 1.52m)

A rear aspect room with door to the garden and a UPVC double glazed window, base cupboard with a rolled edge work surface over and space and plumbing for a washing machine. Large storage/drying cupboard also housing the wall mounted boiler and radiator.



Bedroom One
15'06 x 11'04 (4.72m x 3.45m)

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



Bedroom Three

11'10 x 9'09 (3.61m x 2.97m)

A rear aspect room with a UPVC double glazed window offering lovely views of The Mendip Hills, ceiling light, radiator.



Bedroom Two

12'0 x 10'11 (3.66m x 3.33m)

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



Bathroom

8'04 x 6'09 (2.54m x 2.06m)

A rear aspect room with an obscure UPVC double glazed window, ceiling light, radiator, low level WC, wash hand basin with a vanity cupboard underneath, panel enclosed bath, step in shower enclosure with a mains shower system.



Outside Front

To the front of the property is a lawn area with flower, shrub and tree borders and a large tarmac driveway with parking for four/five vehicles. The driveway leads up to a large detached garage.



Double Garage

Double garage with electric powered up and over door. Electric points and lighting. Side door access as well via garden.



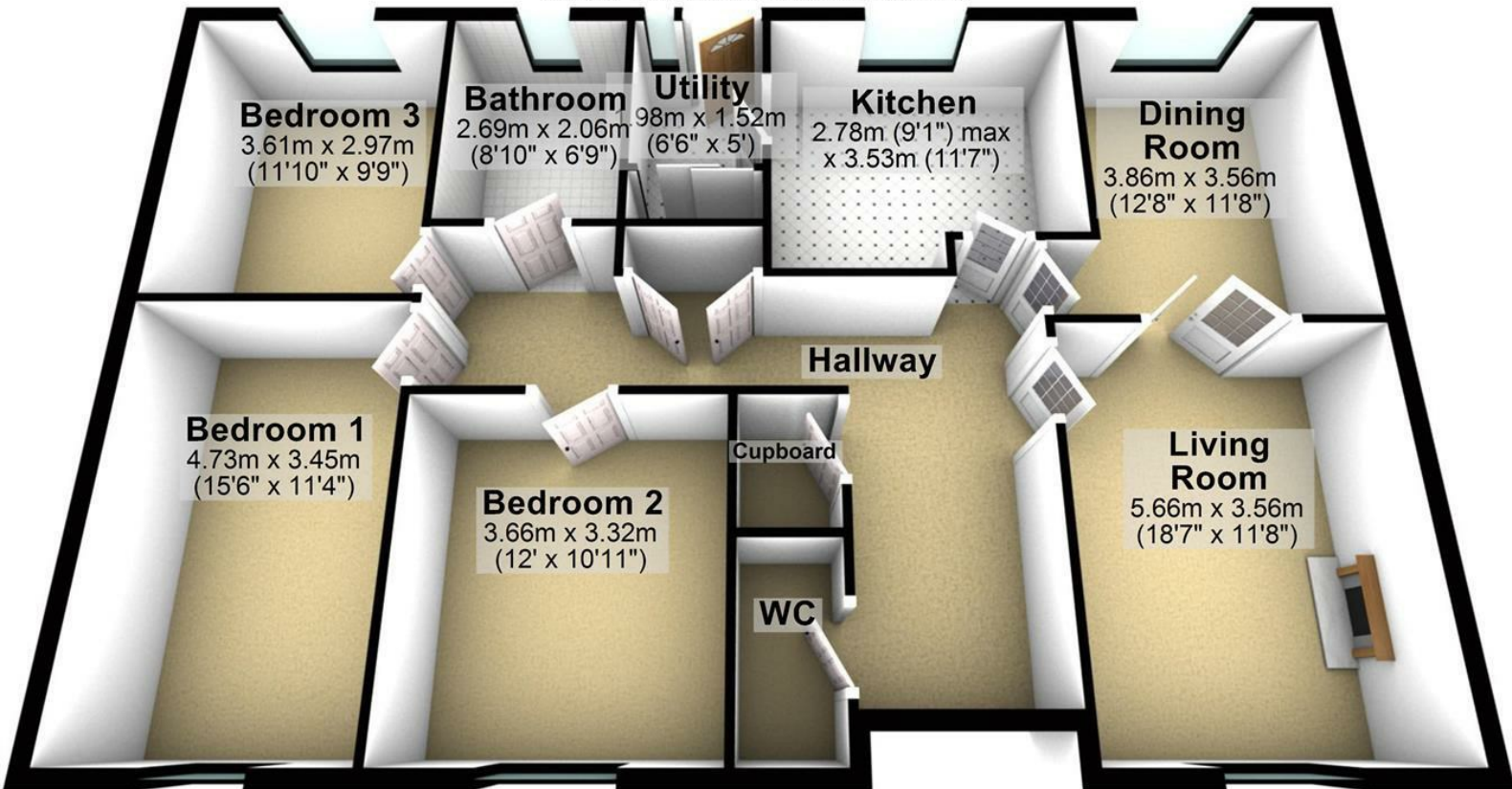
Outside Rear

The garden has an open aspect across fields with amazing views of The Mendip hills. To the very rear is a low level original stone wall. There is a lawn area and a patio area, outdoor tap, greenhouse and a side path giving you pedestrian access to the front.



Ground Floor

Approx. 117.6 sq. metres (1266.2 sq. feet)



Total area: approx. 117.6 sq. metres (1266.2 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		
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