

LAUREL & WYLDE

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



Hollywell Upper New Road, Cheddar, BS27 3DL £350,000

*** THREE BEDROOM SEMI DETACHED PERIOD PROPERTY *** BEAUTIFULLY PRESENTED THROUGHOUT ***
TWO RECEPTION ROOMS *** KITCHEN OPENING TO THE CONSERVATORY *** PRIVATE ENCLOSED REAR
GARDEN *** OUTBUILDING COMPRISING OF BIKE STORAGE, TWO STORAGE ROOMS *** LARGE
DRIVEWAY PARKING FOR 6 CARS *** VIEWS OF THE MENDIP HILLS *** EPC D *** COUNCIL TAX BAND C
*** FREEHOLD ***

Entrance Hall

Access to the property is via a UPVC door straight into the hallway. The hallway features a ceiling light, radiator, Quick-Step luxury vinyl flooring, understairs storage cupboard, doors to the front living/dining room and the main living room and stairs to the first floor landing.



Dining/Reception Room Two

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



Living Room

A side aspect room with a UPVC double glazed window, ceiling lights, radiator, door to the kitchen.

Kitchen

Featuring a side aspect window, Quick-Step luxury vinyl flooring, ceiling spotlights, fitted with base and eye level units with a square edge worktop over, space for a slimline dishwasher, space for a washing machine, space for a range cooker, two openings to the conservatory.





Conservatory

Quick-Step luxury vinyl flooring, double doors to the garden, plenty of space for an American style fridge freezer, base units for storage, radiator and door to the bike/storage room.



Landing

On approach to the landing is an obscure side aspect UPVC double glazed window. At the top of the landing is a wall light, door to the bedrooms and the bathroom.



Main Bedroom

A rear aspect with a UPVC double glazed window with views to Cheddar Reservoir, ceiling light, radiator and two sets of built in double wardrobes.



Bedroom Two

A front aspect room with a UPVC double glazed window offering lovely views to the Mendip Hills, ceiling light, radiator.



Bedroom Three

A front aspect room which is currently used as an office with a UPVC double glazed window, ceiling light, radiator.



Front of Property

To the front of the property you have the HUGE added benefit of off street parking for up to 6/8 cars.

Rear Garden and Outbuilding

Features a large patio area, a picket style fence and gate to the bottom section which has a central path and lawn area to a raised decking area with flower and shrub borders. A door to a store room which has shelving, ceiling strip light and another door from here to what used to be an office but could also be a hobbies/store room.



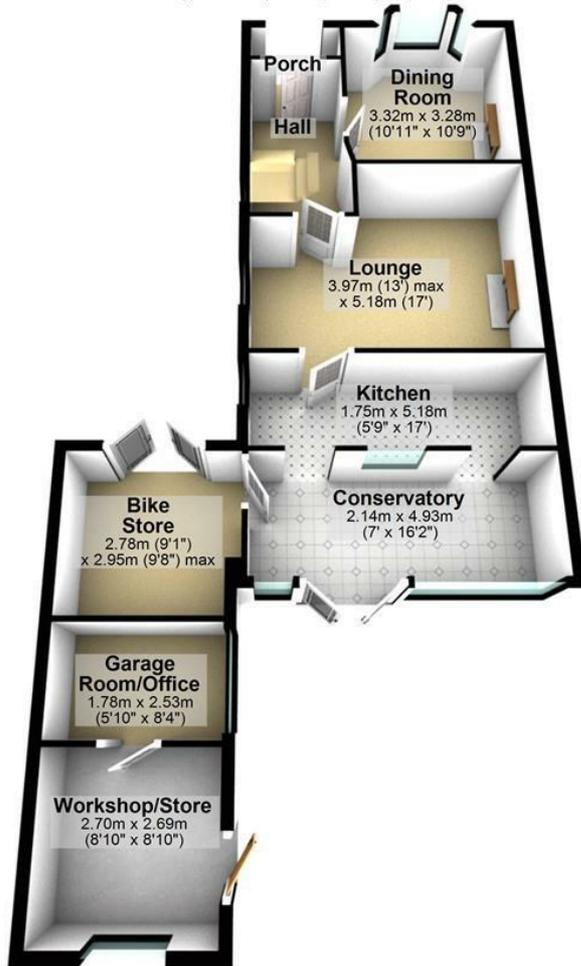
Family Bathroom

A fully tiled rear aspect room with an obscure UPVC double glazed window, with Quick-Step luxury vinyl flooring, ceiling light, ladder style radiator, loft hatch giving access to the roof space, low level WC with a hidden cistern, wash hand basin with a vanity cupboard underneath, a step in double shower enclosure housing a mains shower system, a large bath.



Ground Floor

Approx. 80.5 sq. metres (866.9 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 120.4 sq. metres (1296.5 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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		