

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 24 Nye Close, Cheddar, Somerset BS27 3PB £320,000

\*\*\* IF BROWSING ON YOUR PHONE, PLEASE CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO \*\*\* WHAT AN EXCEPTIONAL BUY \*\*\* HUGE BACK GARDEN WITH FABULOUS TERRACE & BBQ AREA \*\*\* MOST USEFUL TIMBER OUTBUILDING AT THE END OF THE GARDEN \*\*\* LARGE ENTRANCE HALL WITH OFFICE SPACE \*\*\* LIVING ROOM \*\*\* CONSERVATORY \*\*\* FRONT TO BACK KITCHEN / FAMILY ROOM \*\*\* UTILITY ROOM \*\*\* CLOAKROOM \*\*\* THREE BEDROOMS \*\*\* FAMILY SHOWER ROOM \*\*\* DRIVEWAY PARKING FOR AT LEAST 5 CARS \*\*\* NO ONWARD CHAIN \*\*\*



Entrance Hall



Kitchen/Diner



Lounge



Pantry



Utility



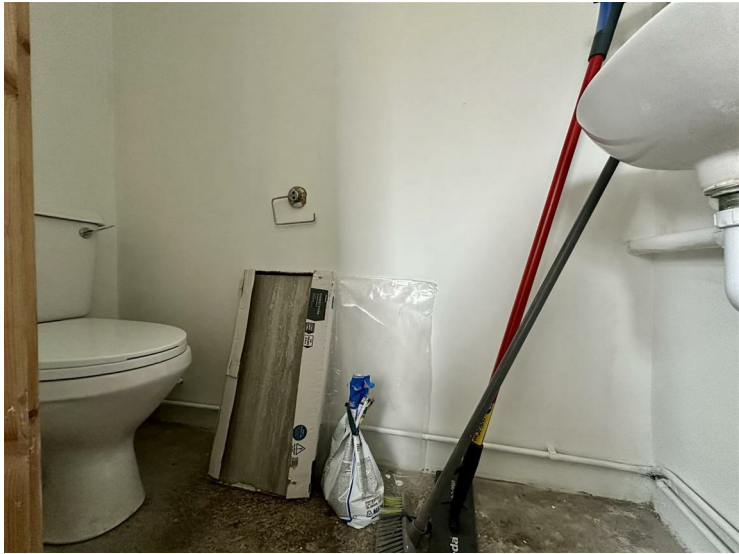
Conservatory







Cloakroom



Landing



Bedroom One



Bedroom Two



Bedroom Three



Shower Room





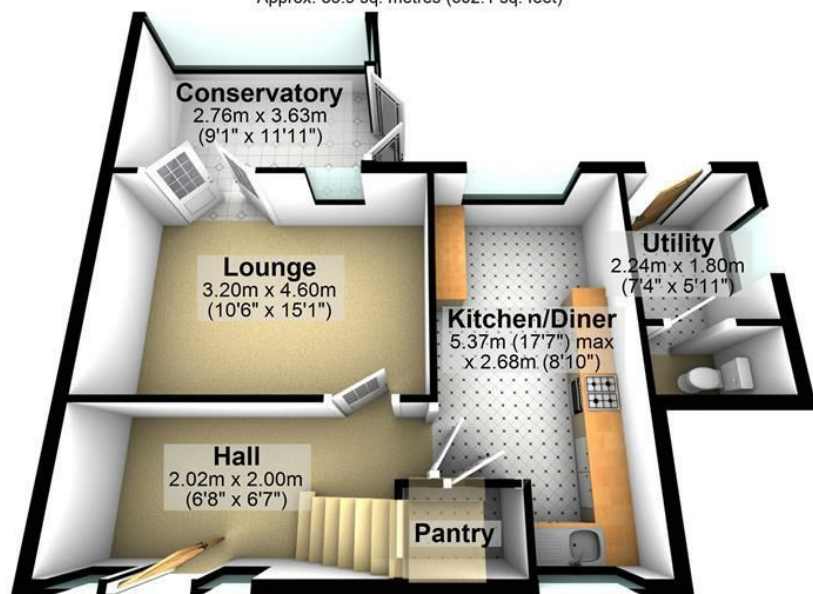
Rear Garden



Plot and Location

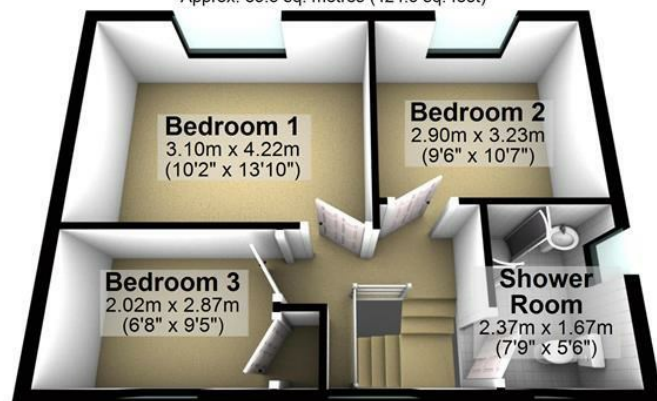
## Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



## First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 95.4 sq. metres (1027.0 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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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