

LAUREL & WYLDE

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



Torridon Barrows Park, Cheddar, BS27 3AZ £470,000

*** CHARMING THREE BEDROOM DETACHED BUNGALOW *** WELL PRESENTED THROUGHOUT ***
GENEROUS LIVING ROOM OPENING TO THE CONSERVATORY *** GOOD SIZE KITCHEN/BREAKFAST
ROOM *** SEPARATE UTILITY ROOM *** THREE DOUBLE BEDROOMS WITH A WALK IN WARDROBE TO THE
MAIN *** SHOWER ROOM *** CLOAKROOM *** GARAGE *** OFF STREET PARKING FOR UP TO
THREE/FOUR CARS *** LOCATED IN THE VERY 'DESIRABLE BARROWS PARK' IN CHEDDAR *** EXCELLENT
ACCESS TO LOCAL AMENITIES INCLUDING SHOPS, RESTAURANTS, PUBS AND CAFES *** EPC TO BE
CONFIRMED *** COUNCIL TAX BAND D *** FREEHOLD ***

Entrance Hall

Accessed via a UPVC door. The hallway has three ceiling lights, loft hatch giving access to roof space, radiator, double doors to a cloak storage cupboard (which has both shoe rack, shelving and coat hooks), doors to the cloakroom, living room, bedrooms, utility, the shower room and the Kitchen.



Cloakroom

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



Lounge

17'1" x 15'10" (5.21m x 4.83m)

Is a triple aspect room with UPVC double glazed windows, and double glazed doors to the conservatory with picture windows either side, original wood flooring, ceiling light, two wall lights, radiator, feature gas fireplace with an open flue behind if you want to convert back to an open fireplace.



Conservatory

11'7" x 10'2" (3.53m x 3.10m)

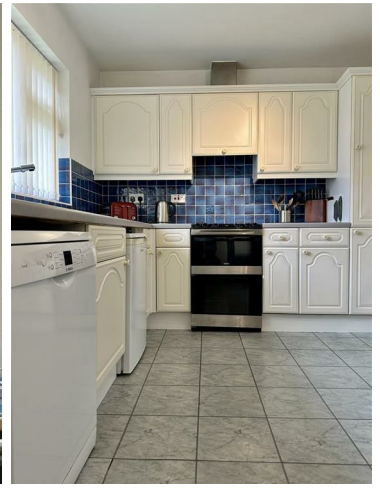
Of a low wall construction and UPVC double glazed windows, and a pitched glass roof, tile effect vinyl flooring, double doors to the garden.



Kitchen/Diner

12'10" x 10'9" (3.91m x 3.28m)

Is a front aspect room with a UPVC double glazed window, ceiling spotlight, tile effect vinyl flooring, radiator, fitted with base and eye level units with rolled edge work surface over, one and half bowl sink with mixer tap, cooker with extractor fan above, space for a dishwasher, under-counter space for a fridge and a freezer, plenty of space for dining room table and chairs.



Utility Room

10'9" x 5'1" (3.28m x 1.55m)

A side aspect room with a UPVC door with inset obscure panel to the rear garden, tile effect vinyl flooring, base units with square edge work surface over, one bowl sink, space for a washing machine, and a tall storage cupboard.



Master Bedroom

13'10" x 9'11" (4.22m x 3.02m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator, door to a very large walk in wardrobe.



flooring, extractor fan, ladder style radiator, wash hand basin, low level WC, a step in corner shower with mains shower system.



Bedroom Two

10'11" x 9'10" (3.33m x 3.00m)

A side aspect room with a glazed door to the rear garden, ceiling light, radiator.



Bedroom Three

12'1" x 8'5" (3.68m x 2.57m)

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



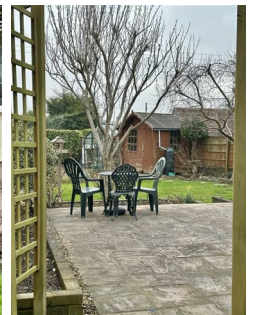
Shower Room

6'7" x 6'5" (2.01m x 1.96m)

A side aspect room with an obscure UPVC double glazed window, ceiling light, tiled effect laminate

Garden

This delightful and well maintained garden is enclosed to all sides with fence panels and hedging. There is a large patio area perfect for garden furniture, a lawn area with stepping stones leading to the rear where you will find raised vegetable beds, a greenhouse and a shed in the corner. There are flower, shrub and tree borders.



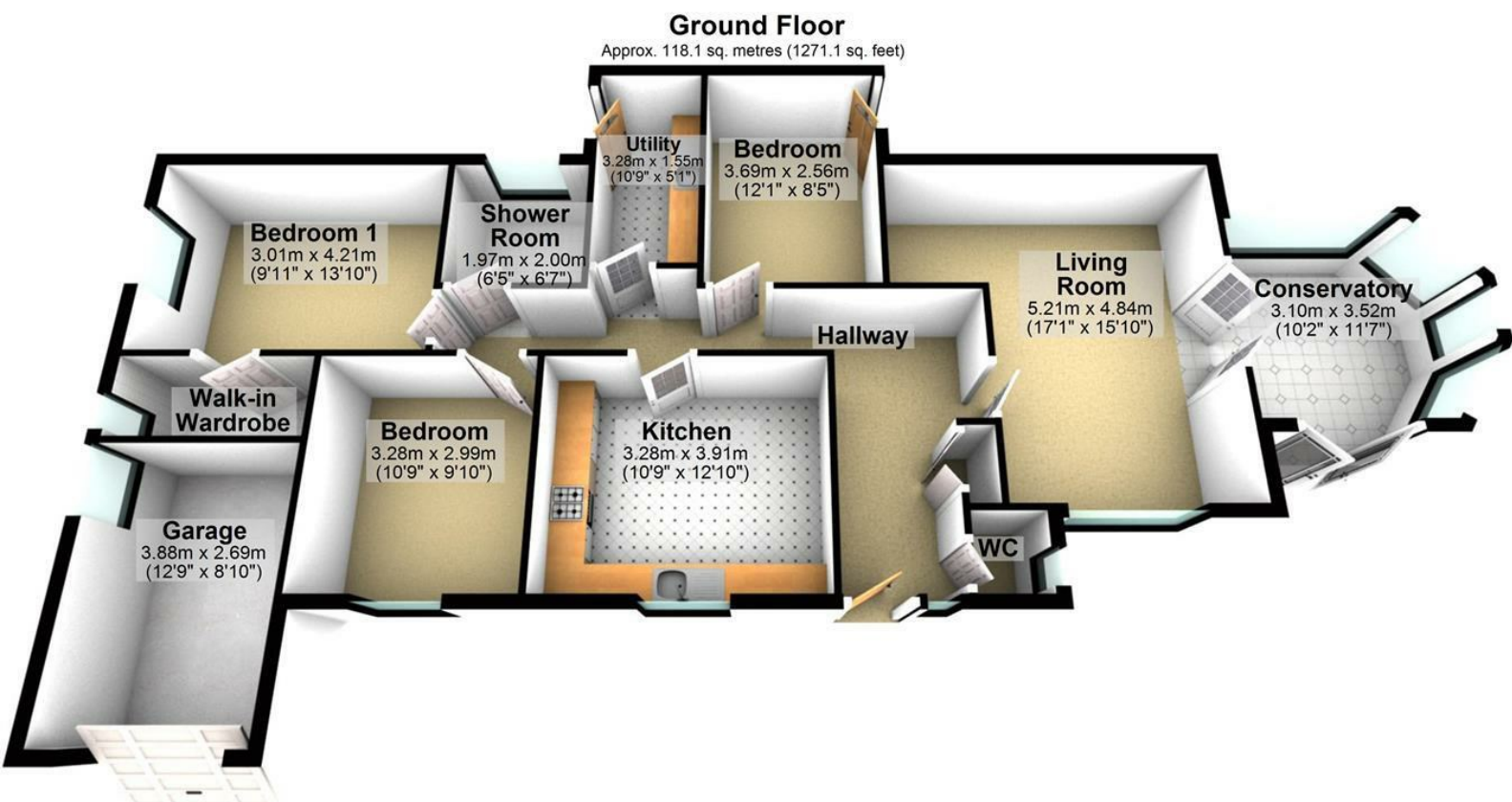


Side and Front Gardens & Parking

There is a side gated access leading to the front of the property. From the utility there is a patio area that sweeps round to a section which currently has two sheds for storage. It would also be a perfect tranquil spot to house a bistro table and chairs. There is a wooden gate leading to the front driveway, tap and space for bin storage.

There is a front lawn area with stepping stones leading to access to the garden. There is a corner patio area and another pedestrian gate leading to the garage and parking. There is parking for three/four vehicles and a single garage with up and over door.





Total area: approx. 118.1 sq. metres (1271.1 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	