

LAUREL & WYLDE

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



Gorge View Terrace Birch Hill, Cheddar, Somerset BS27 3JJ £300,000

*** THREE BEDROOM END TERRACE *** TUCKED AWAY AND CONVENIENTLY SITUATED *** ONE OF ONLY FOUR BUILT IN 2016 *** BEAUTIFULLY PRESENTED THROUGHOUT *** ** DOWNSTAIRS CLOAKROOM *** LIVING ROOM *** KITCHEN/FAMILY ROOM *** SOUGHT AFTER LOCATION *** SHORT WALKING DISTANCE TO ALL AMENITIES *** LOVELY REAR GARDEN PROVIDING A COMPLETELY PRIVATE SPACE FOR RELAXING *** PEDESTRIAN SIDE ACCESS TO FRONT *** OFF STREET PARKING FOR TWO VEHICLES *** ELECTRIC CAR CHARGING POINT *** OUTSTANDING VIEWS OF THE GORGE *** EPC B *** COUNCIL TAX BAND C *** FREEHOLD ***

Entrance Hall

Access through an obscure leaded composite door, ceiling light, radiator, door to the cloakroom and opening to the living room.

Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, ceiling spotlights, extractor fan, tiled flooring, part tiled walls, low level WC and a corner wash hand basin with a chrome mixer tap over.

Living Room

15'10 x 12'3 (4.83m x 3.73m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator, stairs leading to the first floor landing and a door to the kitchen/family room.

Kitchen/Family Room

15'11 x 11'3 (4.85m x 3.43m)

A rear aspect room with a UPVC double glazed French doors and a UPVC double glazed window, ceiling spotlights, extractor fan, tiled flooring, radiator. The kitchen has been fitted with a range of base and eye level units with a quartz effect square edge work surface, integrated double oven, four ring induction hob with an extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer.

First Floor Landing

Ceiling light, loft hatch giving access to the roof space, which is partially boarded with shelving for storage, doors to bedrooms one, two, three and the family bathroom.

Main Bedroom

12'6 x 9'6 (3.81m x 2.90m)

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

Bedroom Two

11'5 x 6'8 (3.48m x 2.03m)

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



Bedroom Three

8'9 x 8'3 (2.67m x 2.51m)

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

Family Bathroom

6'2 x 5'8 (1.88m x 1.73m)

A fully tiled room with ceiling spotlights, extractor fan, tiled flooring, low level WC, vanity unit incorporating wash hand basin with a chrome mixer tap and a large panel enclosed bath with a glazed shower screen, tiled surround and an overhead and handheld mains shower system.

Outside Front

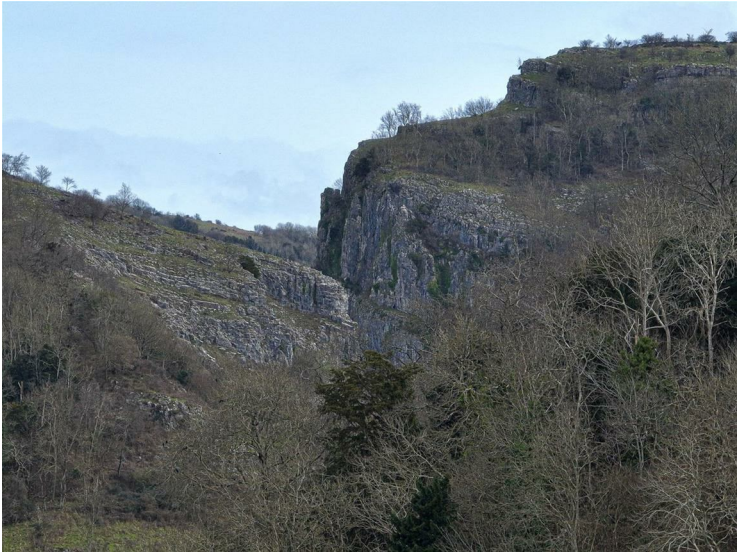
There is off street parking for two vehicles and an access to the rear garden, EV charge point fitted.

Rear Garden

This has been laid for low maintenance to a mixture of astro turf and patio/paving with a range of flower and shrub beds and borders.

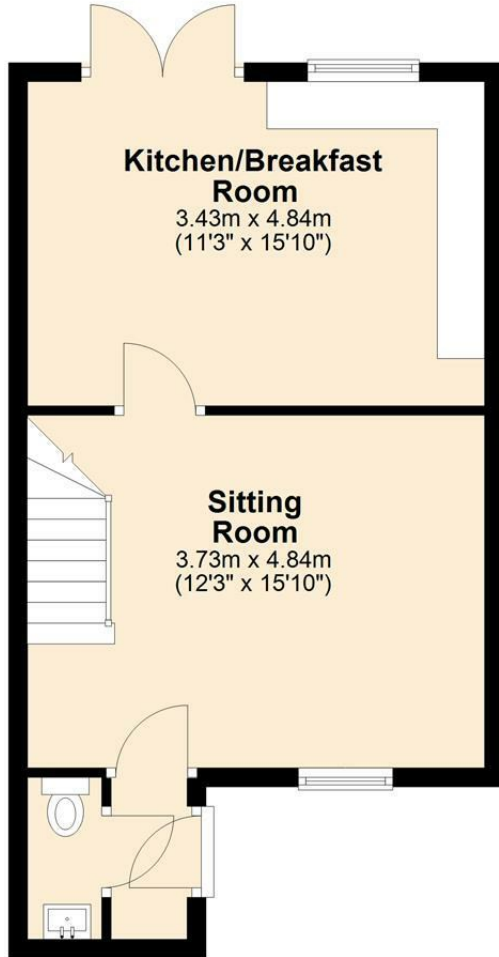
Location Ariel Views





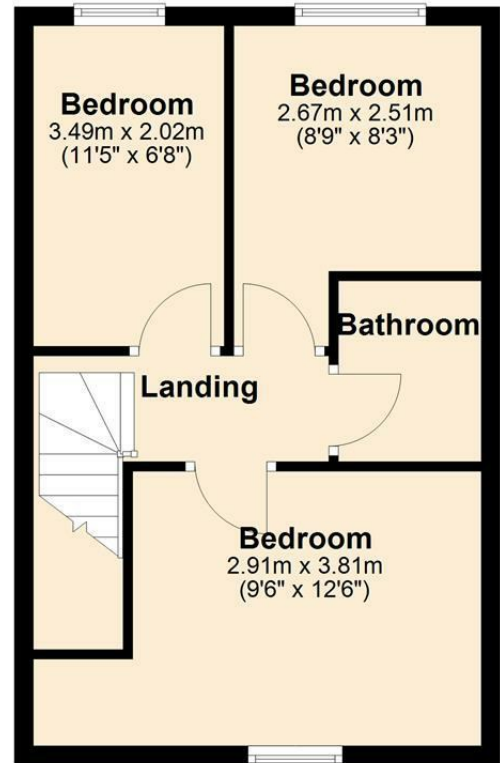
Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 74.3 sq. metres (799.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	