

LAUREL & WYLDE

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



5 Silver Street, Cheddar, Somerset BS27 3LE £320,000

*** DELIGHTFUL MID TERRACE COTTAGE IN THE BEAUTIFUL OLDER PART OF CHEDDAR *** TWO RECEPTION ROOMS *** THREE BEDROOMS *** BATHROOM *** KITCHEN *** FULLY ENCLOSED AND SECURE REAR GARDEN *** ORIGINAL FEATURES *** EPC C *** COUNCIL TAX BAND C WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND ALL ITS AMENITIES *** FREEHOLD ***

This double-fronted cottage in the historic part of Silver street in Cheddar exudes charm and character. With its traditional stone facade, the cottage looks as warm and inviting from the outside.

Entrance Porch

Access to the property is via a composite door with inset obscure glazed panels taking you straight into a porch. The porch has wood flooring, ceiling light, door to the living room.



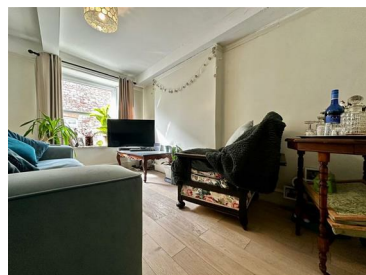
Living Room

A front aspect room with a UPVC double glazed window, 2 ceiling lights, radiator, wood flooring, feature open working fireplace, shelving, doors to the kitchen and reception room 2, stairs to the first floor landing.



Dining Room

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



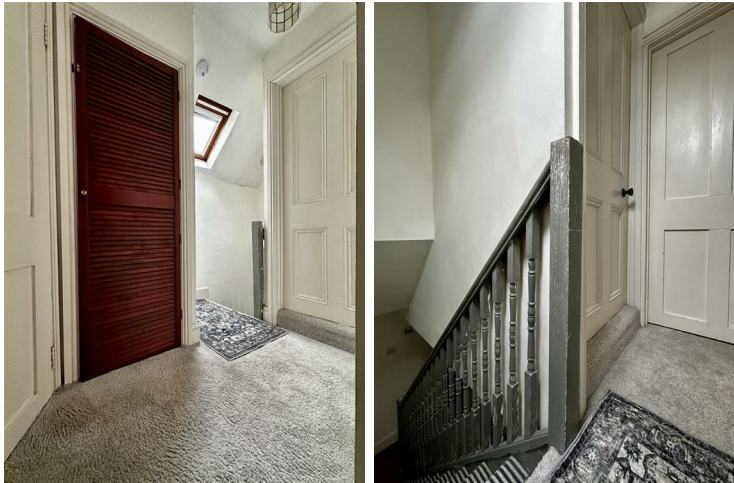
Kitchen/Breakfast Room

A rear aspect room with a UPVC double glazed window and a door to the garden, ceiling light, radiator, tiled flooring. Fitted with base and eye level units with a square edge worktop over, one and a half bowl ceramic sink with mixer tap over, space for a cooker, space for a washing machine and space for a tall fridge freezer, fan.



Landing

At the top of the landing is a Velux window, doors to the bedrooms, the bathroom and the airing cupboard which has shelving and houses the Worcester gas boiler.



Bedroom One

A front aspect room with a UPVC double glazed window, feature ceiling fan, original beam and radiator.



Bedroom Two

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





Bedroom Three/Study

Has a Velux window, ceiling light, radiator.



Bathroom

Has a Velux window, tile effect vinyl flooring, ladder style radiator, wash hand basin, low level WC, pedestal wash hand basin, panel enclosed bath with a mains shower and glass shower screen to one end

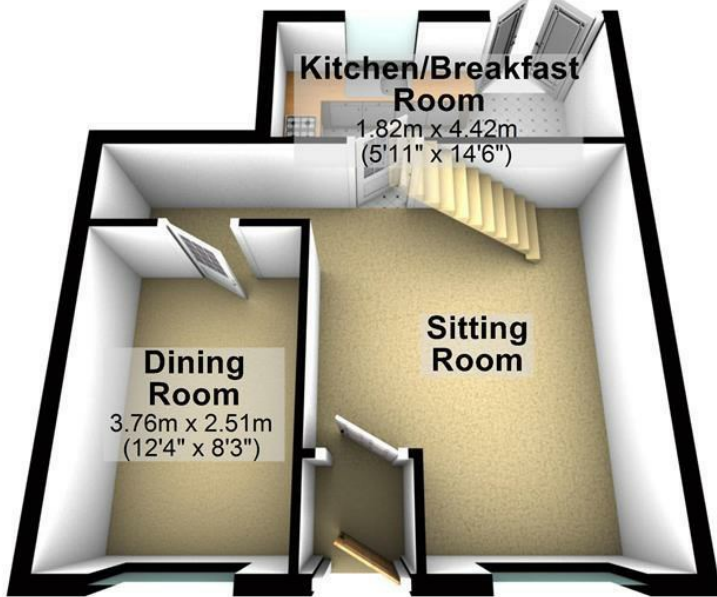


Rear Garden

A lovely, tranquil space that is enclosed to all sides by original stone wall and fence panels. It is laid to block paving, patio and shingle stone with flower and shrub borders..

Ground Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.8 sq. feet)



Total area: approx. 67.1 sq. metres (721.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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		
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