

LAUREL & WYLDE

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



3 Comer Road, Cheddar, BS27 3AS £380,000

*** FOUR BEDROOM EXTENDED SEMI-DETACHED *** ** VERY SPACIOUS AND WELL PRESENTED *** LARGE DUAL ASPECT LIVING/DINING ROOM *** KITCHEN/BREAKFAST ROOM *** BOOT ROOM/OFFICE *** DOWNSTAIRS CLOAKROOM *** FOUR DOUBLE BEDROOMS *** LARGE FAMILY BATHROOM *** OFF STREET PARKING FOR MULTIPLE VEHICLES *** FANTASTIC GARDEN SPACE WITH PLENTY OF STORAGE *** HUGE POTENTIAL *** GARAGE *** LOTS OF OUTDOOR STORAGE *** EPC D *** COUNCIL TAX BAND C *** FREEHOLD ***

This warm and inviting semi detached house is an ideal family home. Located within walking distance to the local schools, essential amenities, cafes, bars and restaurants, this property provides space both inside and out with endless possibilities.

Entrance Hall

Access to the property is via a UPVC door with inset glazed panels straight into a hallway. The hallway has two ceiling lights, vinyl flooring, radiator, doors to the kitchen/breakfast room, the living room and office, stairs to the first floor landing.



Lounge/Diner

A dual aspect room with a front aspect UPVC double glazed window and sliding patio doors to the rear garden, two ceiling lights, two radiators, feature fireplace housing a gas living flame fire with a wooden outer mantle surround.



Kitchen/Breakfast

A front and side aspect room with UPVC double glazed windows offering views of The Mendip Hills. To the kitchen end there is vinyl flooring, base and eye level units with a rolled edge worktop over, one and a half bowl sink with mixer tap over, cooker with gas four ring hob and extractor hood above, space and plumbing for a washing machine, integrated fridge and freezer, space and plumbing for a washing machine. To the dining end is plenty of space for table and chairs, ceiling light with four rotating spotlights.





Office/Boot Room

A rear aspect room with a UPVC double glazed window and a UPVC door to the garden, vinyl flooring, ceiling light with four rotating spotlights, radiator, door to a storage cupboard and a downstairs cloakroom.



Cloakroom

Has an obscure side aspect UPVC double glazed window, ceiling light, radiator, low level WC, wash hand basin.



Landing

At the top of the landing there is are two ceiling lights, doors to the bedrooms, the family bathroom and the airing cupboard.

Main Bedroom

A front aspect room with a UPVC double glazed window offering views of the Mendip Hills, ceiling light, radiator, built in double wardrobe.



Bedroom Two

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



Bedroom Three

A rear aspect room with two UPVC double glazed window again with views, ceiling fan, radiator, built in cupboard.



Bedroom Four

A front aspect room with a UPVC double glazed window, ceiling light, radiator, feature cast iron Victorian fireplace.



Family Bathroom

A rear aspect room with a UPVC double glazed window, ceiling light, a corner bath, low level WC with vanity cupboard underneath and a shower cubicle housing an electric shower.



Rear Garden

Good sized and fully enclosed to all sides, garage to one corner, lawn, patio perfect for summer nights, large tarmac area for parking, several storages spaces and a summerhouse.



Front Garden

To the front of the property are double wooden gates giving access to the block paved driveway that sweeps round to the rear.

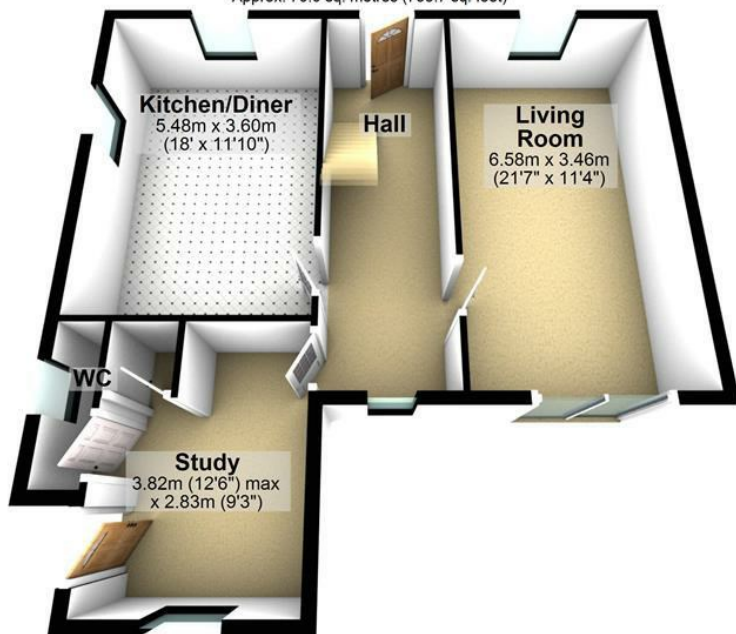


Parking



Ground Floor

Approx. 70.0 sq. metres (753.7 sq. feet)



First Floor

Approx. 69.2 sq. metres (744.3 sq. feet)



Total area: approx. 139.2 sq. metres (1498.1 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 | |