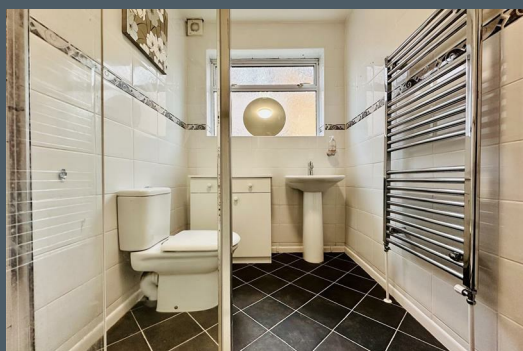


LAUREL & WYLDE

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



21 St. Andrews Road, Cheddar, Somerset BS27 3NE
£350,000

*** PRICE DROP BY £20,000 AS VENDOR IS HIGHLY MOTIVATED TO SELL *** SPACIOUS THREE BEDROOM
EXTENDED SEMI DETACHED BUNGALOW *** LIVING ROOM *** DINING ROOM *** KITCHEN ***
CONSERVATORY *** SHOWER ROOM *** THREE DOUBLE BEDROOMS *** HUGE POTENTIAL GARAGE ***
OFF STREET PARKING FOR FOUR/FIVE CARS *** LOCATED IN A DESIRABLE ROAD IN CHEDDAR WITHIN
WALKING DISTANCE TO ALL AMENITIES AND OUTSTANDING SCHOOLS *** EPC D *** COUNCIL TAX
BAND C *** FREEHOLD ***

Porch

Access to the property is via a UPVC double glazed door into a small porch which has tiled flooring and a glazed door to the hallway.

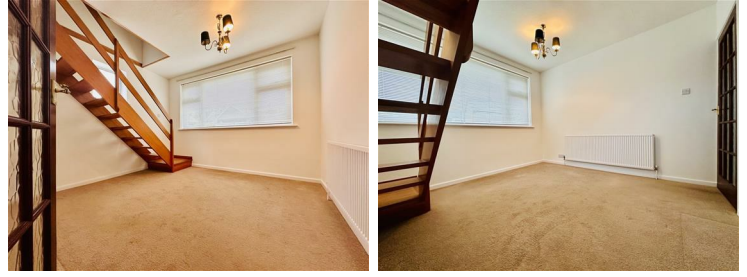
Hallway

The hallway has a ceiling light, radiator, doors to the living room, kitchen, dining room, downstairs shower room and bedroom one.



Dining Room

This is a front aspect room with a UPVC double glazed window offering lovely views of the Mendip Hills, ceiling light, radiator and stairs to the first floor.



Kitchen

This is a rear aspect room with a UPVC double glazed window, ceiling light with four rotating spotlights, tiled effect vinyl flooring, fitted with a range of base and eye level units with rolled worktops, one and a half bowl stainless steel sink, eye level oven and grill, a gas four ring hob, space for a tall fridge freezer, space for two under counter appliances (washing machine/dishwasher). There is a wall mounted Worcester boiler, glazed door to a small inner hallway which has a radiator and a door to a cupboard and a glazed door to a conservatory.



Living Room

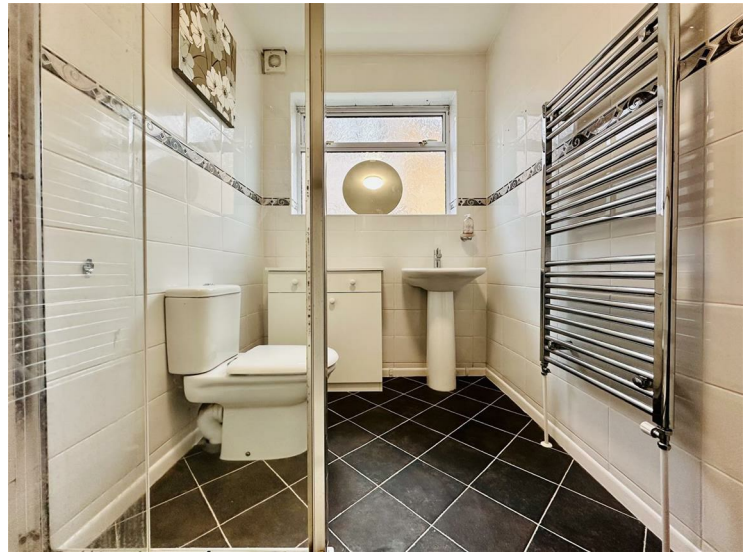
This is a front aspect room with a UPVC double glazed window, ceiling light, two wall lights, radiator. There is a feature fireplace (that has been boarded up) with an electric fire in front of it.



Conservatory

This is a rear aspect room with a low-level wall and UPVC double glazed windows and polycarbonate roof, two radiators, tiled effect vinyl flooring, double doors to the rear garden.





Landing

Ceiling light, loft hatch giving access to roof space, doors to bedrooms two and three and a door to the loft space.

Bedroom Two

This is a rear aspect room with UPVC double glazed window, ceiling light, radiator, door access to under eaves storage.



Bedroom One

This is a rear aspect room with UPVC double glazed window, ceiling fan, radiator, door to a storage cupboard.



Bedroom Three

This is a front and side aspect room with UPVC double glazed window, ceiling light, radiator, door access to under eaves storage.



Shower Room

The room is side aspect with a UPVC double glazed window, ceiling light, tiled effect laminate flooring, ladder style radiator, low level wc, pedestal wash hand basin and a step-in shower enclosure housing a mains shower system.

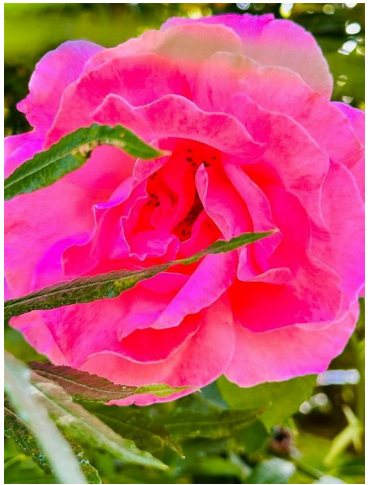
Rear Garden

The rear garden is enclosed to all sides by fence paneling, a lovely low maintenance garden with a large patio area, single stone area with established flower, shrub and tree borders. There is a side wooden gate giving pedestrian access to the front of the property and garage.



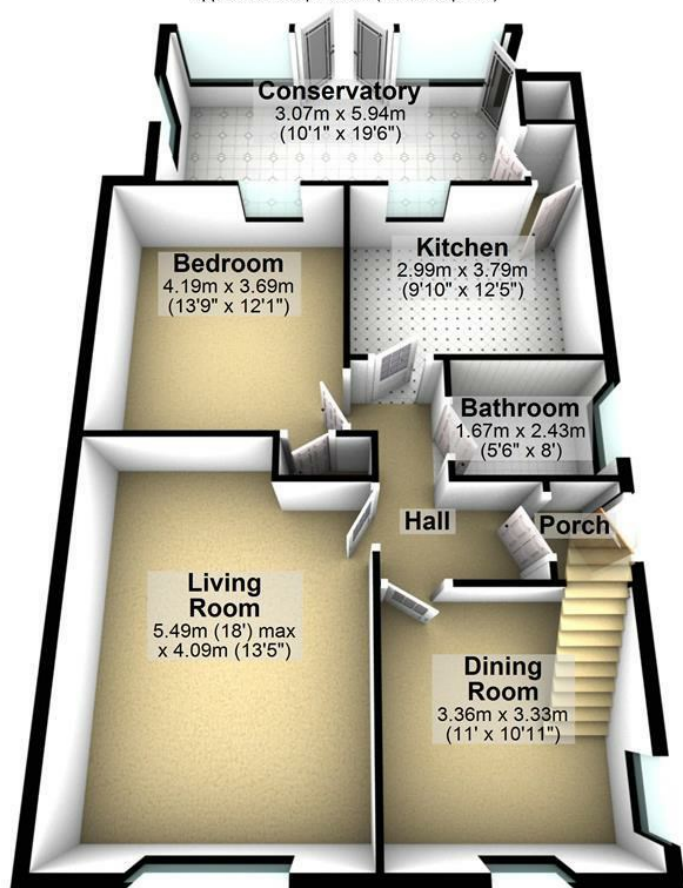
Front

This has a shingle stone area which could be used for parking two vehicles. There is a block pathway that can park up to four vehicles, which in turn leads to a single garage which has an up and over door with power and light.



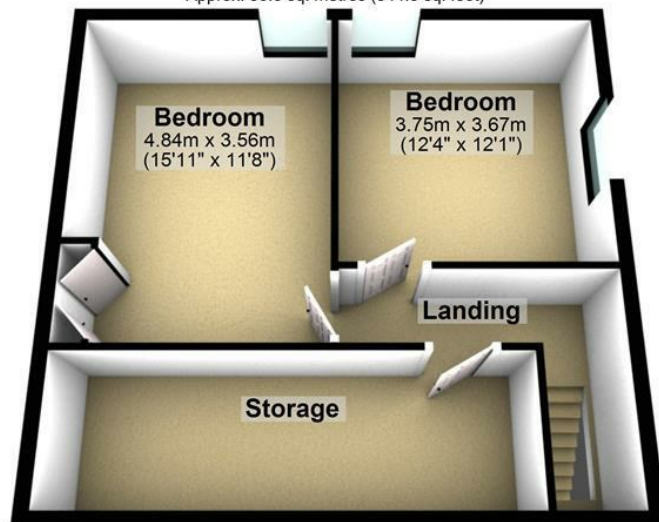
Ground Floor

Approx. 94.3 sq. metres (1015.1 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.3 sq. feet)



Total area: approx. 144.9 sq. metres (1559.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	56	56
(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 