

LAUREL & WYLDE

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



6 Comer Road, Cheddar, BS27 3AS £290,000

*** WHAT A FABULOUS OPPORTUNITY *** SEMI DETACHED 2 BEDROOM HOUSE *** KITCHEN *** DINING ROOM *** LIVING ROOM *** DOWNSTAIRS SHOWER ROOM *** LARGE UPSTAIRS BATHROOM *** SUN ROOM/PORCH *** GARAGE WITH AN ATTACHED WORKSHOP *** LARGE PLOT THAT HAS FABULOUS VIEWS OVER ALLOTMENTS AND TOWARDS THE MENDIP HILLS *** WALKING DISTANCE TO THE LOCAL SHOPS, RESTAURANTS AND ALL AMENITIES INCLUDING SCHOOLS *** GREAT VIEWS OVER THE LOCAL ALLOTMENT AND OF THE MENDIP HILLS *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND ***

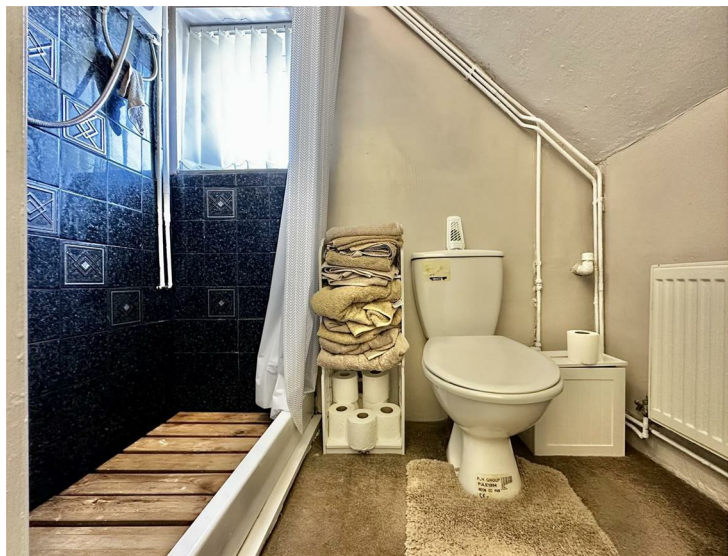
Entrance Hall

Via a UPVC door with inset glazed glass panel, straight into the hallway. The hallway has ceiling light, radiator, and a strip light, door to a downstairs cloakroom, stairs to the first floor landing with understairs storage cupboard and door to the kitchen.



Cloakroom/Shower Room

A side aspect room with an obscure UPVC double glazed window, ceiling light, radiator, low level WC, step in shower enclosure housing electric shower system.



KitchenDiner

Is a side aspect room with a UPVC double glazed window, ceiling light, fitted with base and eye level units with a rolled edge work surface over, one bowl stainless steel sink, space for a cooker, space for a fridge, plumbing for washing machine. The dining end has ceiling light, radiator, feature fireplace housing an open fireplace, door to the living room, sliding doors to a porch.





Lounge

A front aspect room with a UPVC double glazed window, ceiling light, radiator, feature gas fireplace with a stone mantel outer surround.



Landing

Side aspect UPVC double glazed window, ceiling light,

loft hatch, doors to bedrooms one, two, shower room, and the airing cupboard (which houses the Valient wall mounted boiler system).

Bedroom One

Is a front aspect room with two UPVC double glazed windows, ceiling light, radiator, door to a built in wardrobe.



Bedroom Two

Is a rear aspect room with a UPVC double glazed window which has glorious views towards Mendip Hills, ceiling light, radiator.

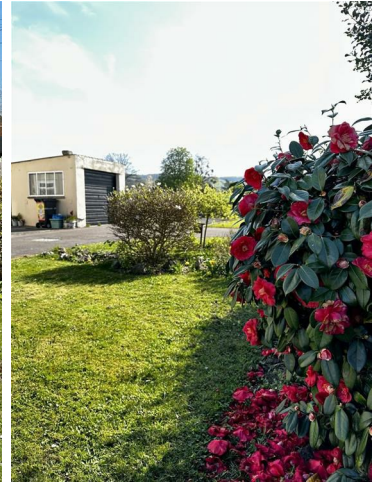


View From Bedroom Two



Family Shower Room

Is a rear aspect room with an obscure UPVC double glazed window, ceiling strip light, radiator, low level wc, wash hand basin, step in double shower enclosure housing a mains shower system.



Garden

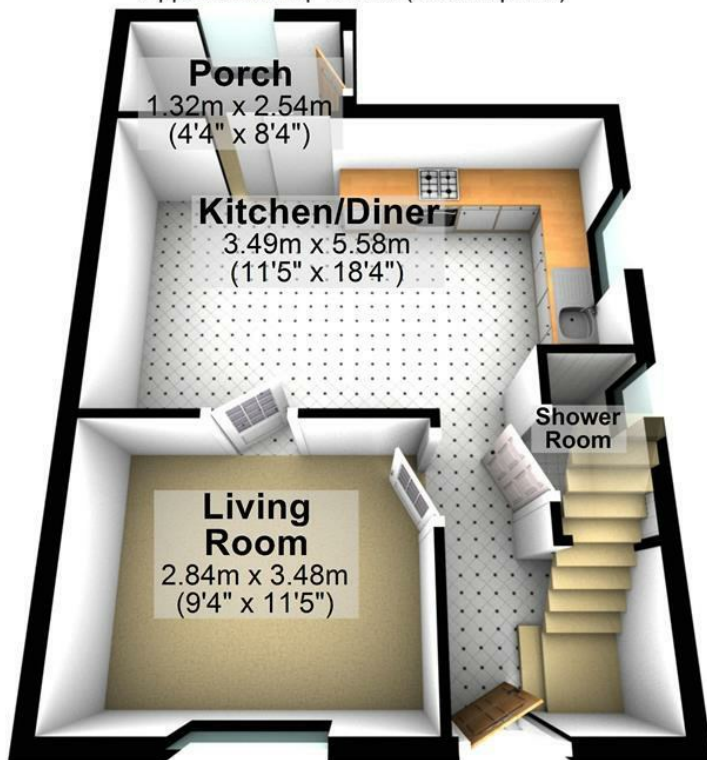
Is accessed via iron gates leading straight into a large driveway which sweeps up to the rear of the property, patio area which could easily be more parking, there is a side area which is lawned and flower shrub tree borders, detached garage which has a metal up and over door, power and lighting, side and rear aspect windows, door to the work shop and a side wooden door, the workshop has a side aspect window, ceiling strip light, work benches and shelving. To the rear is a tarmacked area which again gives more parking, outdoor tap, outdoor lighting, the garden looks out to the enlockment area and the Mendip Hills.





Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



Total area: approx. 75.4 sq. metres (811.3 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	