

LAUREL & WYLDE

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



22 Old Station Close, Cheddar, Somerset BS27 3DF £259,950

*** LOVELY 'COTTAGE STYLE' HOUSE END TERRACE *** TWO BEDROOMS *** KITCHEN *** LIVING ROOM
*** FAMILY BATHROOM *** OFF STREET PARKING FOR TWO VEHICLES *** FULLY ENCLOSED SOUTH
FACING REAR GARDEN *** TUCKED AWAY QUIETLY IN A CORNER PLOT *** WALKING DISTANCE TO
AMENITIES AND LOCAL SCHOOLS *** VILLAGE CENTRE *** OFF STREET PARKING FOR TWO VEHICLES ***
EPC C *** COUNCIL TAX BAND B ***

Entrance Hall

Accessed through an obscure uPVC double glazed door, with textured ceiling, ceiling light, radiator, stairs to the first floor landing, laminate wooden flooring.

Kitchen

8'3 x 6'9 (2.51m x 2.06m)

A front aspect room with a uPVC double glazed window, textured ceiling, ceiling light, laminate wooden flooring, radiator. Fitted with a range of base and eye level units with granite effect rolled edge work-surfaces over, one and a half bowl sink with an adjacent drainer and mixer tap, space and plumbing for a washing machine, space for a fridge, space and electric for a cooker. Wall mounted 'Worcester' gas fired combination boiler system.



Living Room

15 x 13'9 (4.57m x 4.19m)

A lovely size, light and airy rear aspect room with uPVC double glazed windows and a door to the rear garden, textured ceiling, ceiling light, feature fireplace with an electric living flame effect floor standing fire sat on a hearth with a decorative outer surround and mantle.



First Floor Landing

Ceiling light, loft hatch giving access to the roof space.

Master Bedroom

10'3 x 11'7 (3.12m x 3.53m)

A front aspect room with a uPVC double glazed window, ceiling light, radiator, over-stairs storage cupboard.



Bedroom Two

10'4 x 8'9 (3.15m x 2.67m)

A rear aspect room with a uPVC double glazed window.



Family Bathroom

6'1 x 8'9 (1.85m x 2.67m)

Wooden double glazed Velux window, extractor fan, suite comprising low level WC, pedestal wash hand basin and a panel enclosed bath with a wall mounted mains shower system over.



Rear Garden

Outside to the rear is a lovely little private garden with a timber shed, this also has power and lighting.



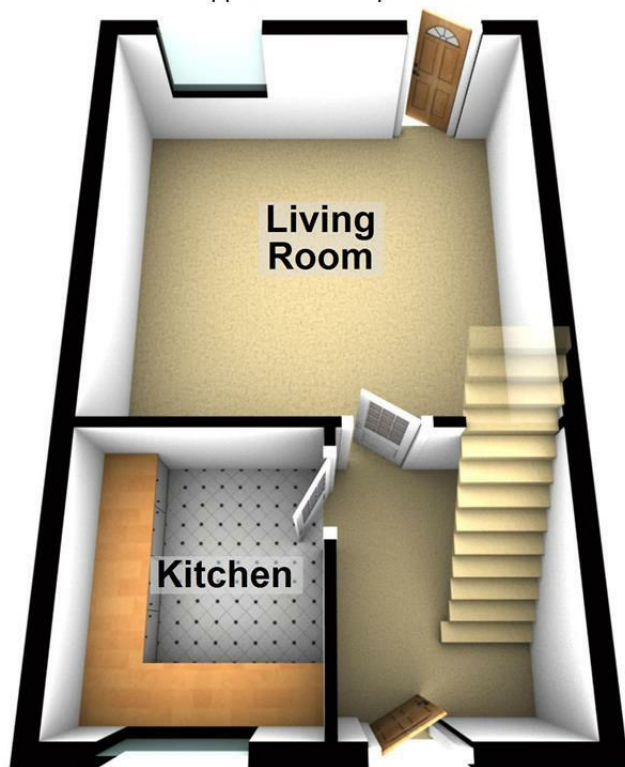
Front Of Property

Lovely garden with a pedestrian gated access to the rear garden, and off street parking for at least two cars.

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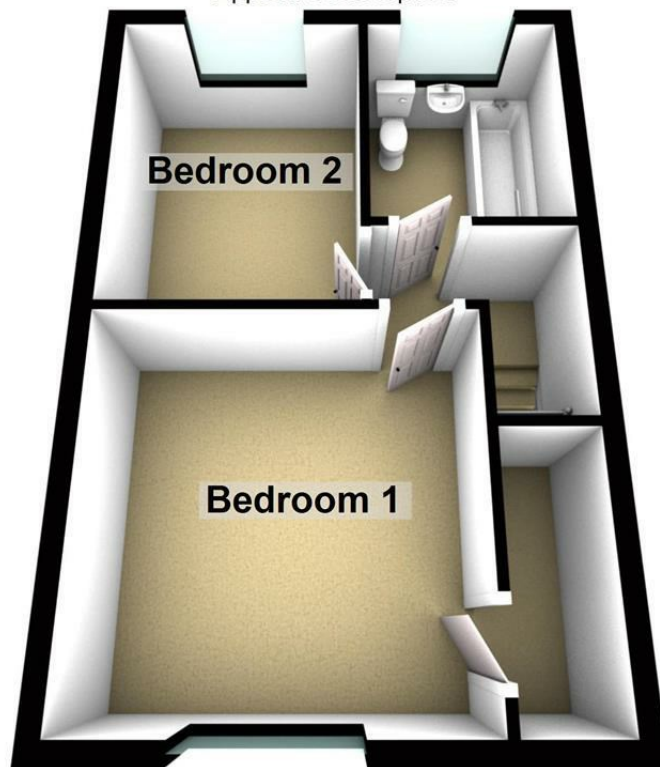
Ground Floor

Approx. 316.0 sq. feet



First Floor

Approx. 345.5 sq. feet



Total area: approx. 661.5 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	