

LAUREL & WYLDE

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



20 Comer Road, Cheddar, Somerset BS27 3AS £425,000

*** LARGE EXTENDED SEMI-DETACHED HOUSE *** FOUR DOUBLE BEDROOMS *** EN SUITE TO MAIN BEDROOM *** UPSTAIRS FAMILY SHOWER ROOM *** ENTRANCE HALLWAY WITH A GOOD SPACE TO BE ABLE TO CREATE AN OFFICE/CLOAKS AREA *** LARGE KITCHEN/BREAKFAST ROOM *** LARGE DUAL ASPECT LIVING/DINING FAMILY ROOM *** LARGE DOWNSTAIRS BATHROOM/UTILITY *** WELL PRESENTED THROUGHOUT *** DETACHED GARAGE AND WORKSHOP *** PARKING FOR MULTIPLE VEHICLES *** WALKING DISTANCE TO LOCAL AMENITIES, SCHOOLS, PUBS, RESTAURANTS AND CAFES ETC ** VIEWING HIGHLY ADVISED *** EPC D *** COUNCIL TAX BAND C *** FREEHOLD ***

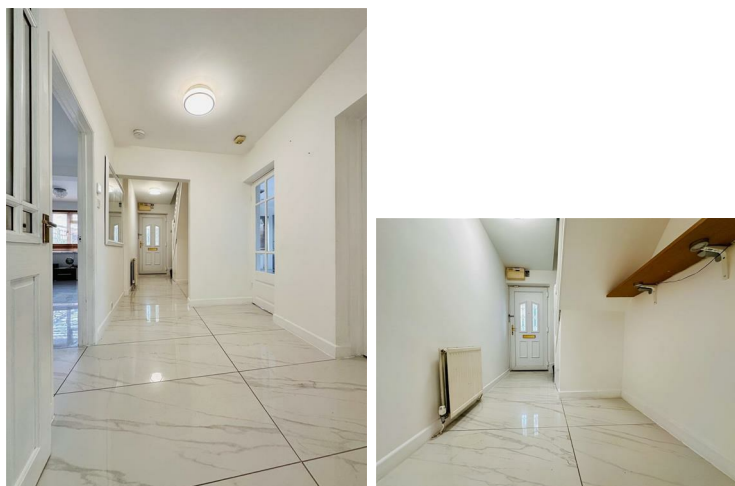
Entrance Porch

Access is via a composite door leading straight into the porch. The porch has a ceiling light, tiled flooring, and door to the hallway.



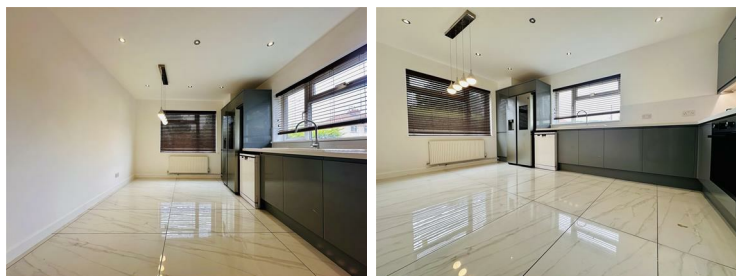
Hallway

Tiled flooring, two ceiling lights, radiator, doors to the living room, kitchen, the downstairs bathroom, and a door to the inner hallway, stairs to the first floor landing. There is an alcove that would make a good cloak or office space.



Kitchen/Breakfast Room

Is a front and side aspect room with UPVC double glazed windows, ceiling spotlights, radiator, tiled flooring, fitted with base and eye level units with square edge work surface, one and a half ceramic sink with mixer tap, cooker with a gas four ring hob, extractor hood above, glass splashbacks, space for a large American fridge freezer, space for a dishwasher, this room also houses the wall mounted Vailant boiler system in a tall cupboard. Plenty of space for dining room table chairs where there are feature hanging lights in place.



Living Room/Dining

Is a dual aspect with UPVC double glazed windows, to the living room end is two ceiling lights, tiled flooring, radiator, a feature cast iron log burning stove sat on a slate hearth, large opening into the dining area, this area has ceiling light, tiled flooring, radiator, door to the rear garden.



Landing

Two ceiling lights, loft hatch giving access to roof space, doors to all the bedrooms, and family shower room.

Bedroom One

Is a front aspect room with a UPVC double glazed window, ceiling light, radiator, tiled effect vinyl flooring, door to the en-suite.



Bathroom/utility

Is a side aspect room with a UPVC double glazed window, ceiling light, ceiling fan, tiled flooring, ladder style radiator, low level WC, wash hand basin, panel enclosed bath with Victorian taps and shower attachment, also there is space and plumbing for washing machine and tumble dryer.



En-Suite WC

Tiled flooring, wash hand basin, low level wc and a side aspect window.



Bedroom Two

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



Bedroom Three

Is a rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Bedroom Four

Is a rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Family Shower Room

Is a rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, ladder style radiator, low level wc, large step in triple shower enclosure housing mains shower system.



Front

There is a fence with double gates leading to extensive

driveway parking, driveway in turn leads up to a detached garage with an up and over door, also side access to the garage and within the garage is a workshop area, with power and lighting. Large patio area and pedestrian gate to the front door.



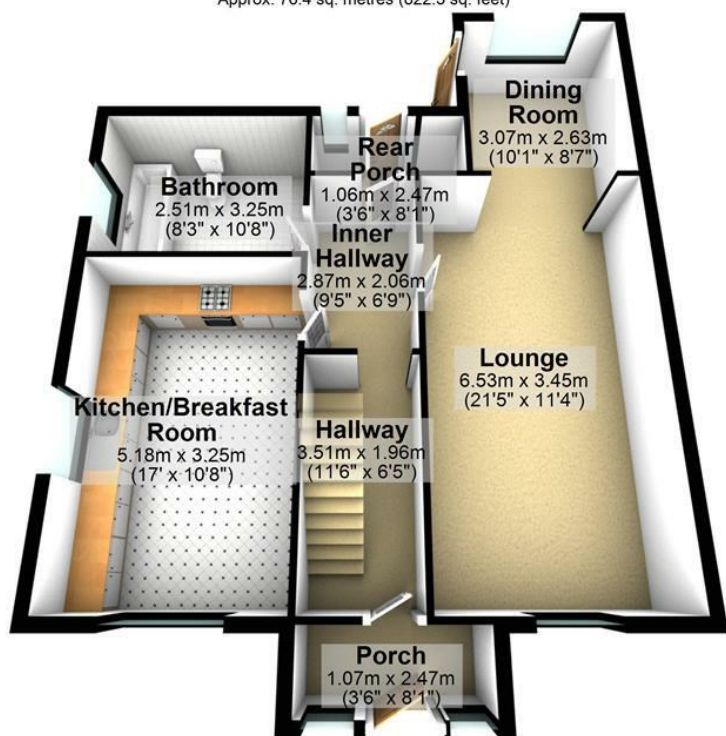
Rear

A wooden constructed area perfect for outside dining, crazy paving to the rear, outside tap.



Ground Floor

Approx. 76.4 sq. metres (822.3 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.4 sq. feet)



Total area: approx. 133.9 sq. metres (1441.6 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		
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