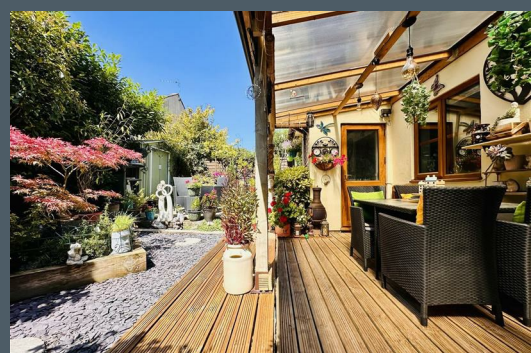
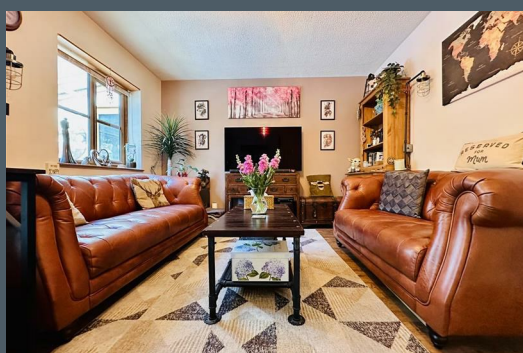


# LAUREL & WYLDE

E S T A T E   A G E N T S

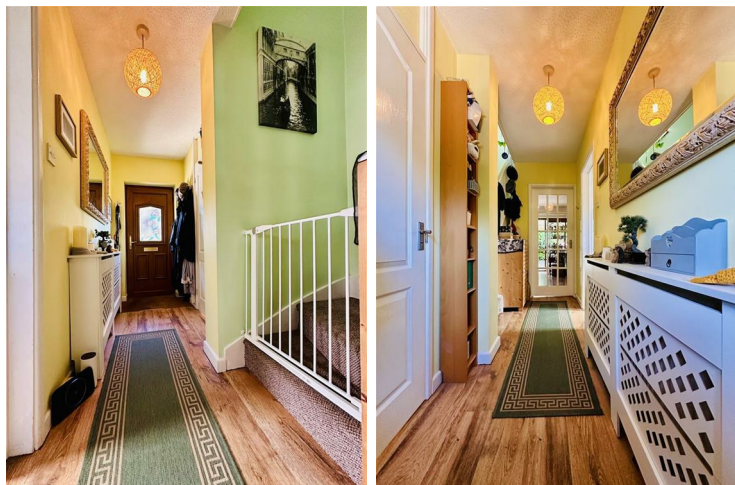


## 23 Wideatts Road, Cheddar, BS27 3AT £360,000

\*\*\* DETACHED THREE BEDROOM HOME \*\*\* FOUR PARKING SPACES \*\*\* BEAUTIFULLY PRESENTED, PRIVATE AND ENCLOSED SOUTH FACING REAR GARDEN \*\*\* KITCHEN \*\*\* LIVING/DINING ROOM \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* FAMILY BATHROOM \*\*\* GARAGE THAT HAS BEEN SECTIONED OFF WITH STORAGE TO THE FRONT AND A ROOM TO THE REAR (GOOD POTENTIAL OFFICE SPACE) \*\*\* WELL PRESENTED THROUGHOUT \*\*\* GREAT LOCATION NEAR THE CENTRE OF CHEDDAR \*\*\* WALKING DISTANCE TO ALL SCHOOLS AND AMENITIES, INCLUDING SHOPS, BARS, RESTAURANTS AND SUPERMARKETS \*\*\* EPC D \*\*\* COUNCIL TAX BAND D \*\*\* FREEHOLD \*\*\*

### Entrance

Access is via a composite door with inset obscure glazed panel, leading into the hallway, this has vinyl flooring, ceiling light, radiator, opening into the kitchen, glazed door to the living dining room, stairs to the first floor landing, also a door to the downstairs cloakroom.



### Downstairs Cloakroom

Side aspect room with an obscure UPVC double glazed window, ceiling light, low level WC, wash hand basin, this room houses the washing machine and tumble dryer.



### Kitchen

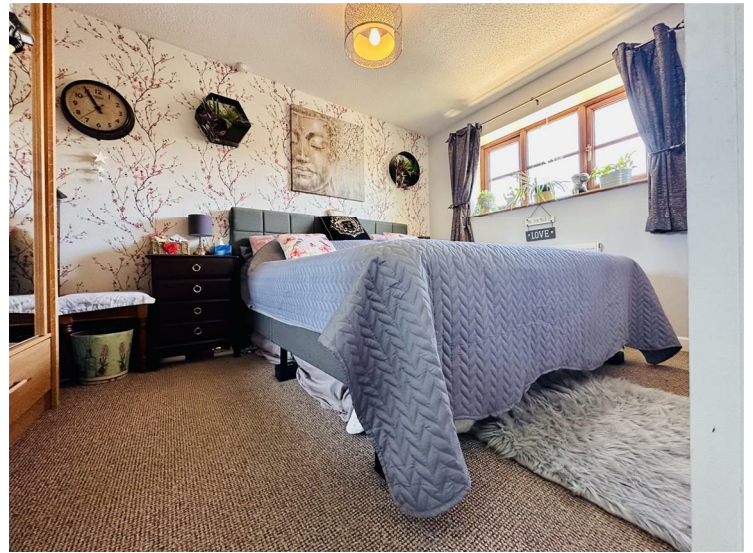
Front and side aspect room with UPVC double glazed windows to the front offering beautiful views of the Mendips, glazed door to the side of the property. Ceiling light, tiled effect vinyl flooring, radiator, fitted with base and eye level units with rolled edge work surface over, one bowl ceramic sink, space for slim line dishwasher, space for a fridge, space for a cooker, space for fridge or a freezer.



### Living Room

Is a rear aspect room with a UPVC double glazed window, ceiling light, wood effect vinyl flooring, radiator, double doors to the rear garden, plenty of space for dining table and chairs, television point.





### Landing

On approach to the top of the landing there is a side aspect UPVC double glazed window, at the top is a ceiling light, door to all bedrooms, airing cupboard and the shower room, loft hatch giving access to roof space.

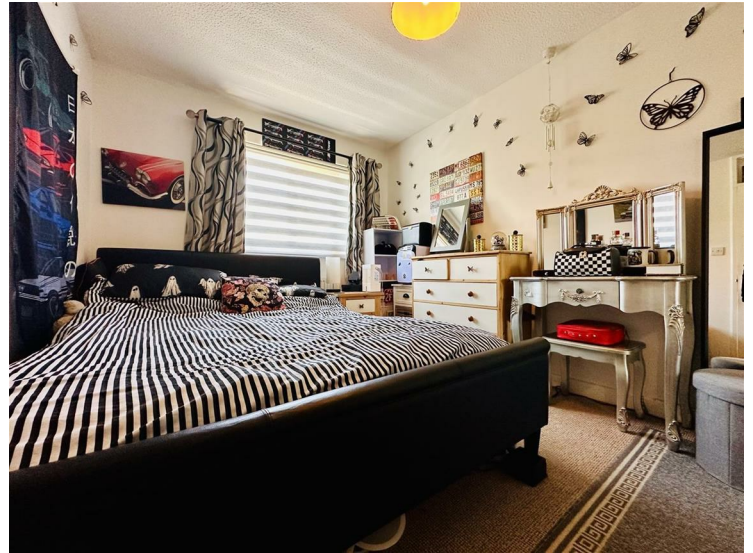


### Main Bedroom

Is a front aspect room with a UPVC double glazed window offering the most amazing views outwards to the Mendip hills, ceiling light, radiator.

### Bedroom Two

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



### Bedroom Three

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



### Shower Room

A front aspect room with an obscure UPVC double glazed window, tiled effect vinyl flooring, ceiling light, chrome heated towel rail, wash hand basin, low level WC, a step in double shower closure, housing a mains shower system, extractor fan.



### Store Room



### Occasional Room

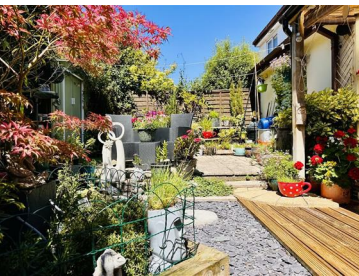
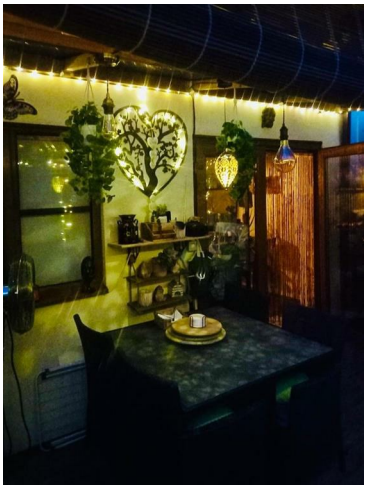


### Rear Garden

What a perfect haven to retreat to!!! Beautiful south facing garden which has an enclosed, sheltered pergola area which is of a wooden construction with a poly carbonate roof, good size decking area, plenty of space for outdoor furniture, outside lighting, shingle stone area with a central raised border, step up to a patio area, perfect again for outdoor seating, door to the rear of the garage. The garage has been sectioned off with a UPVC double window to the rear and has both power and lighting. The front of the garage has ceiling strip light and is currently being being used as a large pantry, but would also make a great storage space for outdoor equipment and bikes etc.

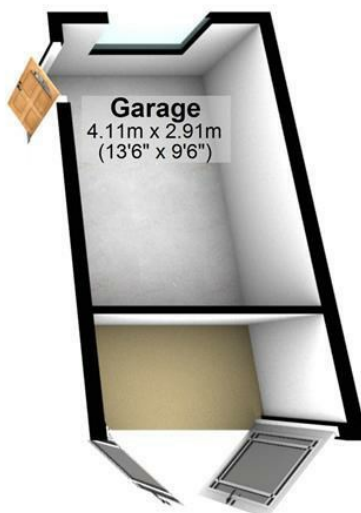
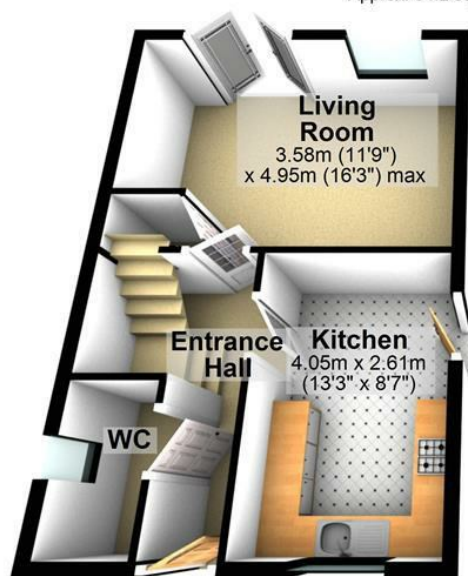
### Front of Property

Driveway with parking for four/five vehicles, outdoor tap, shingle stone area and path taking you to the front door.



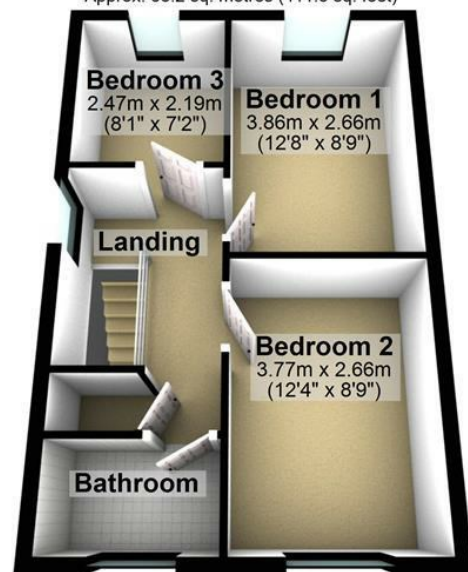
### Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



### First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 92.4 sq. metres (994.8 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |