

LAUREL & WYLDE

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



8 Perrys Close, Cheddar, BS27 3DU £400,000

*** A FINE EXAMPLE OF A SEMI DETACHED BUNGLAOW *** IMMACULATLY PRESENTED AND WELL MAINTAINED THROUGHOUT *** TWO DOUBLE BEDROOMS *** KITCHEN/BREAKFAST ROOM *** LIVING/DINING ROOM *** CONSERVATORY *** WALK IN WET ROOM STYLE BATHROOM *** VERY PRETTY AND A GOOD SIZE SOUTH EASTERLY FACING GARDEN WITH ACCESS FROM THE GARAGE *** GARAGE *** OFF STREET PARKING FOR THREE VEHICLES *** TUCKED AWAY IN A QUIET CUL DE SAC POSITION *** WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND ALL ITS AMENITES THAT IT HAS TO OFFER *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND C *** FREEHOLD *** NO ONWARD CHAIN ***

Porch

Access to the property is via a UPVC glazed door leading straight into a porch which has tiled flooring and wooden door with obscure glazed panel to the Hallway

Entrance Hall

The hallway has ceiling light, wood effect laminate flooring, loft hatch giving access to the roof space, doors to the kitchen/breakfast room, the living/dining room, the wet room, the bedrooms and double doors to a storage cupboard.



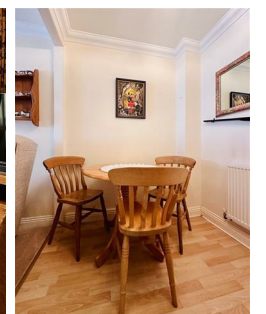
Kitchen

The kitchen has ceiling light, tiled flooring, fitted with base and eye level units with a rolled edge worktop over, one bowl stainless steel sink with mixer tap over, space for a cooker which has an extractor hood above, space for a tall fridge/freezer, space for a slimline dishwasher and space for a tall fridge freezer.



Living/Dining Room

A rear aspect room with French glazed doors to the conservatory. To the living end is a ceiling light, two wall lights and a feature gas fire with a wooden mantle over. To the dining end is a ceiling light, wood effect laminate flooring and space for a dining table and chairs.



Conservatory

This lovely addition to the property is of a low wall construction with UPVC double glazed windows and a pitched roof with French doors to the beautiful garden.



Bedroom One

A front aspect room with UPVC double glazed windows, ceiling light, radiator and built in double wardrobe with sliding mirrored doors.



Walk in Wet Room

A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, ceiling fan, high grade vinyl flooring, WC, wash hand basin with a vanity cupboard underneath and a fully tiled shower area with a mains shower system and a rail and shower curtain.



Bedroom Two

A front aspect room with UPVC double glazed windows, ceiling light, radiator and double wardrobe with sliding mirrored doors.





Rear Garden

The photos speak for themselves. Most defiantly a HUGE selling point of this property is this wonderful south/easterly facing garden. Well maintained and manicured, there is a large patio area and a winding central path with lawns and a shingle stone area either side taking you to the very rear, where you will find another patio seating area and a shed for storage. There are flower, shrub and tree borders and a fence that encloses this private space.

There is also access via a UPVC door to the garage.



Garage

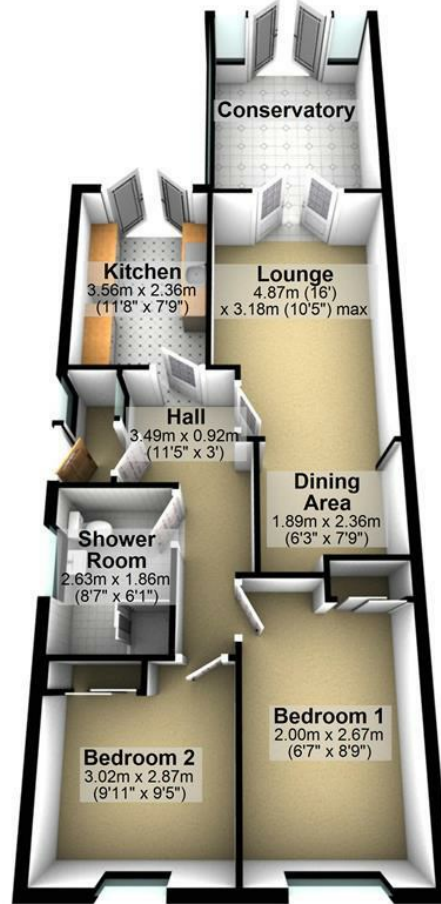
The garage has an electric up and over door, A UPVC window to the rear and a door giving access to the rear garden and it has both power and lighting.

Front of property

To the front of the property is driveway parking for three cars and a shingle stone area which could also potentially be used for parking.

Ground Floor

Approx. 79.3 sq. metres (853.4 sq. feet)



Total area: approx. 79.3 sq. metres (853.4 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	