

LAUREL & WYLDE

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



Somerset House Flat Bath Street, Cheddar, Somerset BS27 3AA £240,000

*** EXCEPTIONALLY LARGE THREE BEDROOM FLAT IN CENTRAL CHEDDAR *** PERIOD FEATURES *** TWO GOOD SIZE ADDITIONAL ATTIC ROOMS *** SNUG AREA *** KITCHEN/BREAKFAST ROOM *** FAMILY ROOM *** BATHROOM *** EN SUITE TO THE MAIN BEDROOM *** LEASEHOLD *** EPC TBC *** COUNCIL TAX BAND B ***

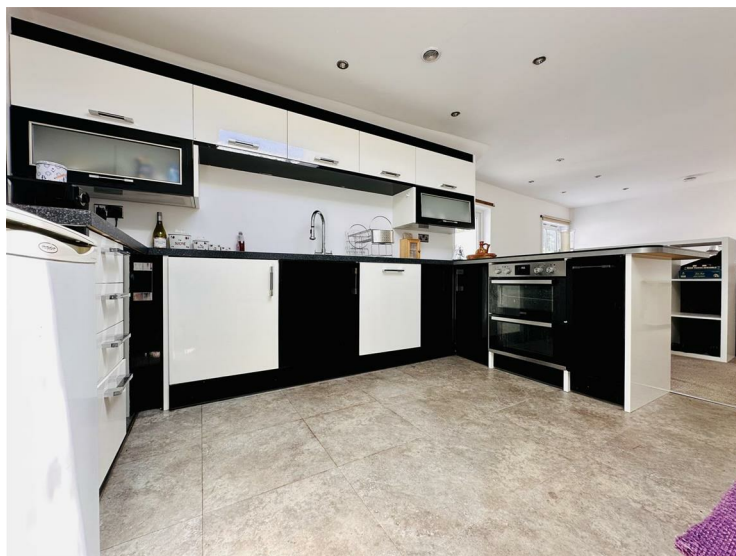
This remarkable period first floor flat offers exceptional living flexibility with its versatile layout and generous proportions. One of the standout features is its fabulous views. Its prime location ensures easy access to local amenities and Schools.

Entrance

Access to the property is via steps, across the balcony to the main entrances to the property, a single double glazed door into the the Kitchen diner/living room, and the double glazed door into the sun room/kitchen.

Kitchen/LivingRoom

A large and spacious side aspect room with a UPVC double glazed window and glazed door to the outside, ceiling spotlights, two Velux windows, extractor fan, kitchen is fitted with base and eye level units with a square edge worktop over, one and a half bowl stainless steel sink with mixer tap over, integrated dishwasher, integrated washing machine, cooker with a Neff five ring induction hob over, space for fridge/freezer, under cupboard lighting, breakfast bar seating for three people. Beyond this kitchen is the living area offering generous space for furniture. There are fantastic views over the Mendip Hills! Sliding mirror doors to a cupboard, door to snug and door to the main bedroom.



Main Bedroom

A side aspect room with UPVC double glazed windows, ceiling light, storage heater, loft hatch, door to the en suite shower room.





En Suite Shower Room

Velux window, vinyl flooring low level WC, wash hand basin and a fully tiled step in shower enclosure housing an electric shower, extractor fan.



Snug

Has Velux window, storage heater, doors to the family bathroom, sun room/kitchen, bedrooms two, three and the first floor landing.



Bathroom

Two Velux windows, tiled flooring, ceiling light with four rotating spotlights, ceiling fan, Victorian style bath, wash hand basin and vanity cupboard, low level WC, radiator, large step in shower enclosure housing a mains shower system to one end.



Kitchen/Breakfast Room

A rear aspect room with a wooden glazed double door, wood effect vinyl flooring, ceiling light, fitted with base and eye level units with a rolled edge worktop over, one and a half bowl stainless steel sink, cooker with an electric hob and stainless steel extractor hood above, space and plumbing for a washing machine, space for a tall fridge freezer and space for a dining table and chairs, opening into the central 'snug' area.



Bedroom Two

A front aspect room with UPVC double glazed windows with an ornate stained glass window above offering views of the Quarry, Mendip Hills and The Gorge, this room is currently being used as a family room, original picture rail, ceiling light, storage heater



Bedroom Three

A front aspect room with UPVC double glazed windows with an ornate stained glass window above offering the same fantastic views as bedroom two, ceiling light, original picture rail, storage heater and door to an understairs storage cupboard.

Second Floor Landing

Here there is a rear aspect UPVC double glazed window offering rooftop views and views of The Mendips, ceiling light, loft hatch, doors to attic rooms one and two.



Attic Room One

A front aspect room with a single glazed wooden window, ceiling light, storage heater, this room is currently being used as an office.



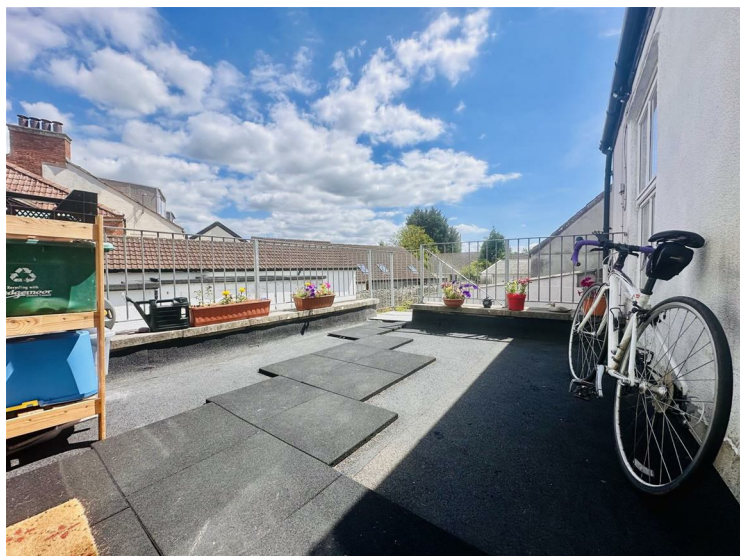
Attic Room Two

A front aspect room with a wooden glazed window offering incredible views of The quarry, The Mendips and The Gorge, ceiling light, storage heater and a cupboard housing the main hot water tank.

View From Property

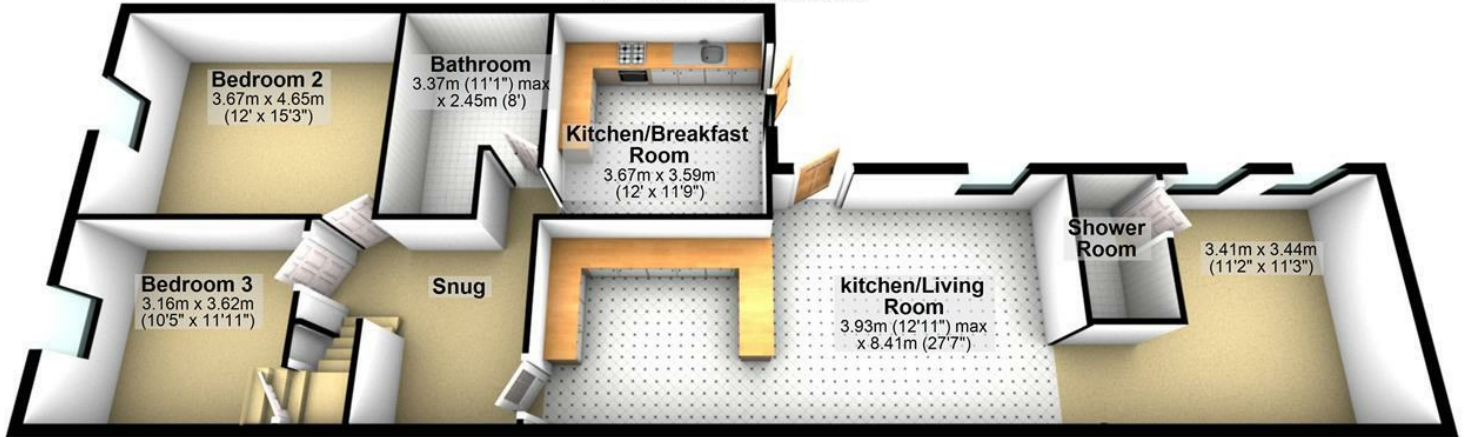


Balcony



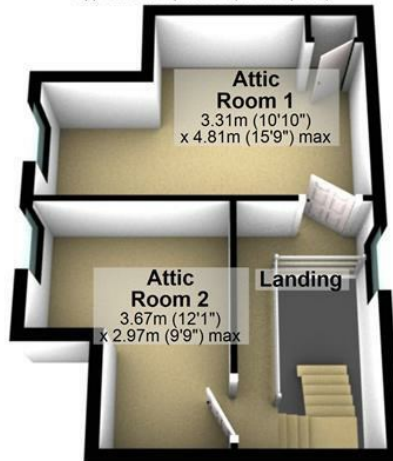
Ground Floor

Approx. 108.2 sq. metres (1164.8 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



Total area: approx. 139.5 sq. metres (1501.6 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	