

# LAUREL & WYLDE

E S T A T E   A G E N T S

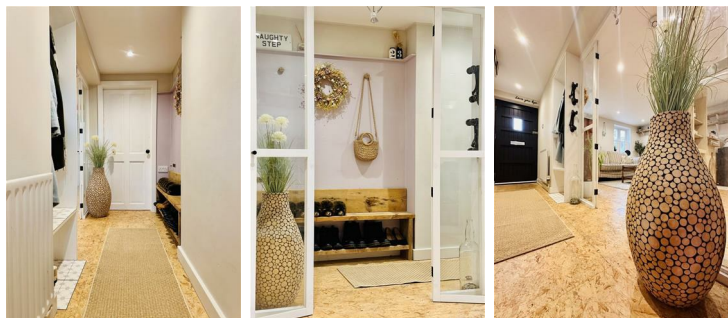
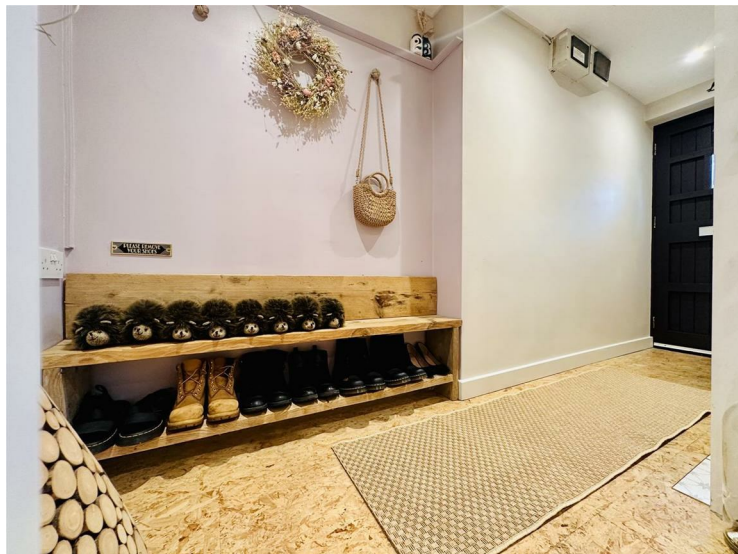


## 8 Old Station Close, Cheddar, Somerset BS27 3DF £235,000

\*\*\* BEAUTIFUL THREE BEDROOM GROUND FLOOR APARTMENT \*\*\* VERY INDIVIDUAL PROPERTY \*\*\*  
ENCLOSED REAR GARDEN \*\*\* TWO OFF STREET PARKING SPACES \*\*\* OWN PRIVATE FRONT ENTRANCE  
\*\*\* IMMACULATLY PRESENTED THROUGHOUT \*\*\* WELL LOCATED WITHIN WALKING DISTANCE TO ALL  
SHOPS, BARS, CAFES, RESTAURANTS AND SCHOOLS \*\*\* DECEPTIVELY SPACIOUS \*\*\* RARELY AVAILABLE  
\*\*\* TWO PARKING SPACES \*\*\* WITH THE ADDED BENEFIT OF NO ONWARD CHAIN \*\*\* EPC C \*\*\*  
COUNCIL TAX BAND A \*\*\* FREEHOLD \*\*\*

### Entrance

Access to the property is via a wood composite door with an inset glass panel, this leads straight into the hallway.



### Hall

Three spotlights, radiator, a set of glass double doors taking you to the kitchen/dining/living space and there is a door leading into bedroom three.

### Kitchen/Diner/Living Space

Is a front aspect room with two UPVC double glazed windows. To the lounge end are six spotlights, radiator, ceiling spotlights to the kitchen end, two hanging ceiling lights over the dining space, radiator. The kitchen has been fitted with base units with a rolled edge work surface over with shelving above, sink with mixer tap over, space for a fridge/freezer, a pull out larder, plenty of space for dining room table and chairs, door to the inner hallway/utility.





### Bedroom Two

Is a rear aspect room with a UPVC double glazed door taking you to the rear of the property, radiator, ceiling light and wardrobe space.



### Bedroom One

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





### Bedroom Three

Is a side aspect room with a UPVC double glazed window, ceiling light, radiator and some hanging rail space.



### Bathroom

A fully tiled room with vinyl flooring, a corner shower glass enclosure, low level WC, wash hand basin with vanity unit underneath, ladder style radiator, extractor fan, three spotlights.



### Utility

Ceiling light, storage and shelving area, space for a washing machine, doors to the bathroom, bedroom two and bedroom one.



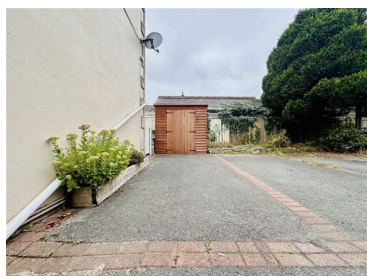
### Rear Garden

The door from the bedroom leads straight to a south facing decked open garden area. A shingle stone area leads up to a wooden garden gate giving access to the private parking area. There are two allocated parking spaces and a wooden storage shed.



### Parking

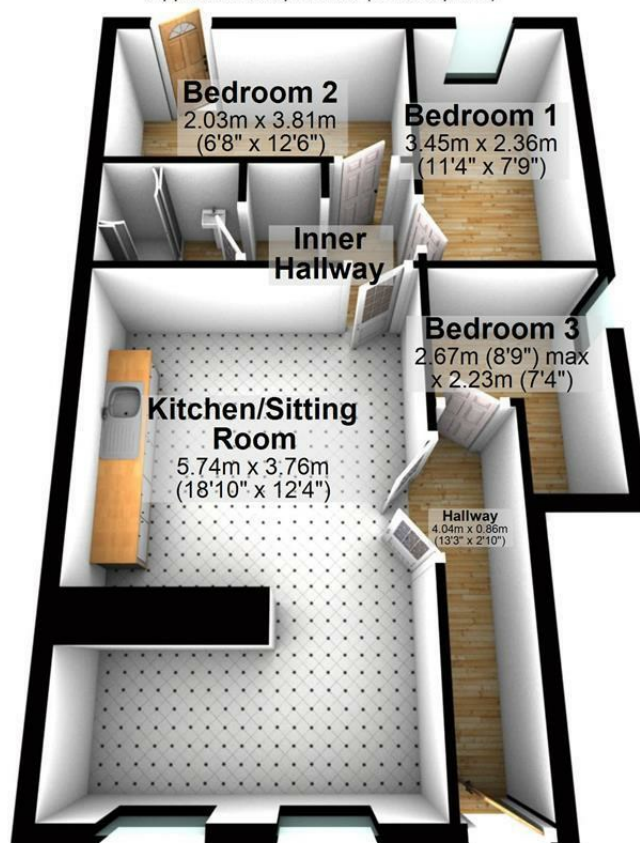
There is a path leading up the private entrance, and a small garden with shrubs and flowers enclosed by a small wooden fence.



### Communal Garden

## Ground Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



Total area: approx. 52.3 sq. metres (562.9 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>		
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