

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 22 Old Station Close, Cheddar, Somerset BS27 3DF £259,950

\*\*\* LOVELY 'COTTAGE STYLE' HOUSE END TERRACE \*\*\* TWO BEDROOMS \*\*\* KITCHEN \*\*\* LIVING ROOM  
\*\*\* FAMILY BATHROOM \*\*\* OFF STREET PARKING FOR TWO VEHICLES \*\*\* FULLY ENCLOSED SOUTH  
FACING REAR GARDEN \*\*\* TUCKED AWAY QUIETLY IN A CORNER PLOT \*\*\* WALKING DISTANCE TO  
AMENITIES AND LOCAL SCHOOLS \*\*\* VILLAGE CENTRE \*\*\* OFF STREET PARKING FOR TWO VEHICLES \*\*\*  
EPC C \*\*\* COUNCIL TAX BAND B \*\*\*



### Entrance Hall

Accessed through an obscure uPVC double glazed door, with textured ceiling, ceiling light, radiator, stairs to the first floor landing, laminate wooden flooring.

### Kitchen

8'3 x 6'9 (2.51m x 2.06m)

A front aspect room with a uPVC double glazed window, textured ceiling, ceiling light, laminate wooden flooring, radiator. Fitted with a range of base and eye level units with granite effect rolled edge work-surfaces over, one and a half bowl sink with an adjacent drainer and mixer tap, space and plumbing for a washing machine, space for a fridge, space and electric for a cooker. Wall mounted 'Worcester' gas fired combination boiler system.



### Living Room

15 x 13'9 (4.57m x 4.19m)

A lovely size, light and airy rear aspect room with uPVC double glazed windows and a door to the rear garden, textured ceiling, ceiling light, feature fireplace with an electric living flame effect floor standing fire sat on a hearth with a decorative outer surround and mantle.



### First Floor Landing

Ceiling light, loft hatch giving access to the roof space.

### Master Bedroom

10'3 x 11'7 (3.12m x 3.53m)

A front aspect room with a uPVC double glazed window, ceiling light, radiator, over-stairs storage cupboard.



### Bedroom Two

10'4 x 8'9 (3.15m x 2.67m)

A rear aspect room with a uPVC double glazed window.



### **Family Bathroom**

**6'1 x 8'9 (1.85m x 2.67m)**

Wooden double glazed Velux window, extractor fan, suite comprising low level WC, pedestal wash hand basin and a panel enclosed bath with a wall mounted mains shower system over.



### **Rear Garden**

Outside to the rear is a lovely little private garden with a timber shed, this also has power and lighting.



### **Front Of Property**

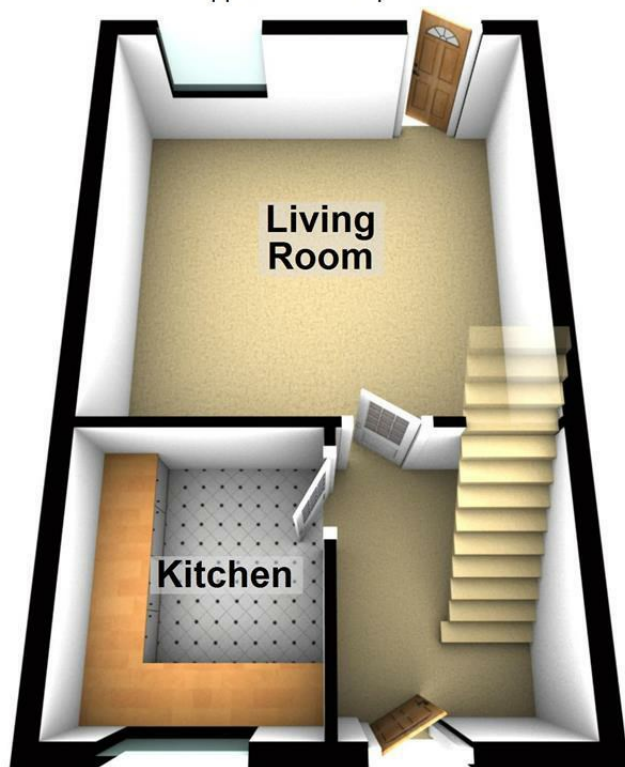
Lovely garden with a pedestrian gated access to the rear garden, and off street parking for at least two cars.

.



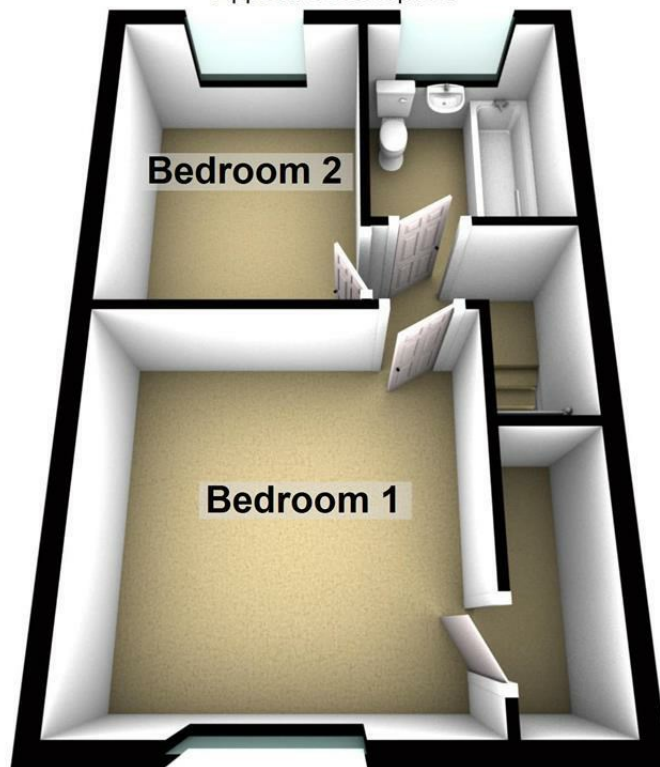
## Ground Floor

Approx. 316.0 sq. feet



## First Floor

Approx. 345.5 sq. feet



Total area: approx. 661.5 sq. feet

