

# LAUREL & WYLDE

E S T A T E   A G E N T S



**23 Comer Road, Cheddar, BS27 3AS**  
**£310,000**

\*\*\* THREE BEDROOM SEMI DETACHED \*\*\* PORCH \*\*\* LARGE LIVING/DINING ROOM \*\*\* KITCHEN \*\*\*  
CONSERVATORY \*\*\* WALK IN WET ROOM \*\*\* THREE DOUBLE BEDROOMS \*\*\* NEW BOILER \*\*\* OFF STREET  
PARKING FOR UP TO FOUR CARS \*\*\* CAR PORT \*\*\* LOW MAINTENANCE REAR GARDEN \*\*\* GARAGE  
WITH STORAGE ROOM TO THE REAR \*\*\* WALKING DISTANCE TO ALL SCHOOLS AND LOCAL AMENITIES  
THAT CHEDDAR HAS TO OFFER \*\*\* NO ONWARD CHAIN COMPLICATIONS \*\*\* EPC TO BE CONFIRMED  
\*\*\* COUNCIL TAX BAND B \*\*\* FREEHOLD \*\*\*



### Porch

Access to the property is via a UPVC door to a porch which is of a UPVC construction with obscure UPVC double glazed windows and a poly carbonate roof, tiled flooring, wall light and a wooden door to the hallway.

### Hallway

The hallway has ceiling light, tile effect vinyl flooring, door to the downstairs wet room, door to the living room, stairs to the first floor landing with an understairs storage cupboard.

### Wet Room

A fully tiled side aspect room with an obscure UPVC glazed window, ceiling light, radiator, heated towel rail, low level WC with a vanity cupboard underneath, wall mounted mains shower.

### Living/Dining Room

A dual aspect room with a UPVC double glazed window to the front and wooden double doors to the conservatory at the rear, two ceiling lights, wood effect laminate flooring, two radiators. To the living room end is a cast iron multi fuel stove with a stone surround sat on a stone hearth, the dining end is a cast iron gas fire with a stone outer surround with a wooden mantle over sat on a stone hearth, two radiators, door to the kitchen.



### Kitchen

A side aspect room with a UPVC glazed window, ceiling strip light, tile effect vinyl flooring, fitted with base and

eye level units with a rolled edge worktop over, one and a half bowl stainless steel sink with a mixer tap over, eye level double oven and grill, space for a tall fridge freezer, space for a slimline dishwasher.



### Conservatory

A low wall construction with UPVC double glazed windows and a poly-carbonate roof, door to the driveway and French doors to the garden.







### Bedroom one

A front aspect room with two UPVC glazed windows, radiator, ceiling light, door to a storage cupboard which houses the new boiler that was replaced in January 2025



### Front of Property

Accessed via double gates to a driveway with parking for up to four cars. There is a car port and a garage and a patio area to the front with space for a bistro table and chairs.



### Bedroom Two

A rear aspect room with UPVC glazed window, ceiling light, radiator.



### Rear Garden

A lovely, low maintenance, enclosed and private rear garden that is laid to patio with a raised patio to the corner perfect for housing garden furniture, outdoor tap, door to a large storage shed which has both power and lighting, access to the driveway parking and garage.



### Bedroom Three

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







### **Garage and Car Port**

Has a metal up and over door with both power and lighting and water (a new roof has recently been fitted). There are work benches and a stainless steel sink.

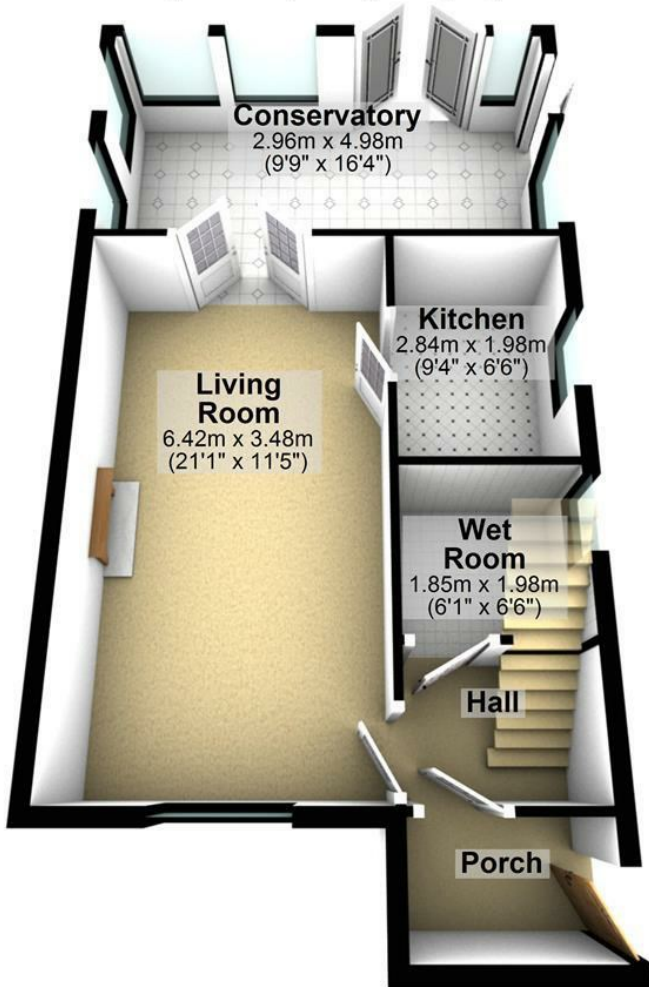


### **Landing**

There is a loft hatch which is accessed by a fitted ladder and has lighting and is fully insulated and boarded for storage.

## Ground Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 91.8 sq. metres (988.2 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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