

LAUREL & WYLDE

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



Avalon Eastville Lane, Cheddar, Somerset BS27 3TE £390,000

*** SPACIOUS 4 BEDROOM SEMI DETACHED BUNGALOW *** FABULOUS SIZE GARDEN WITH A LARGE TERRACE WITH STEPS DOWN TO THE GARDEN AND RECENTLY LAID PATIO AREA *** GARAGE *** OFF STREET PARKING FOR APPROX 5 VEHICLES *** LOUNGE/DINER *** CONSERVATORY *** KITCHEN *** SHOWER ROOM *** EN SUITE BATHROOM TO THE MAIN BEDROOM *** PLENTY OF STORAGE *** EXTREMELY QUIET SPOT IN A DESIRABLE VILLAGE LOCATION *** VIEWS OF THE MENDIP HILLS *** OUTSTANDING SCHOOLS LOCATION *** EPC E *** COUNCIL TAX BAND D *** FREEHOLD ***

Entrance

Accessed through a UPVC door with matching side panel, ceiling spotlights, wood effect vinyl flooring, radiator, stairs leading to first floor landing, opening into the Kitchen and living/dining room, door to bedrooms, one, two, three, family bathroom, understairs cupboard.

Hallway



Lounge

19'2 x 10'10 (5.84m x 3.30m)

A rear aspect room with UPVC sliding patio doors leading to the conservatory, ceiling light, radiator, feature cast iron log burner, slate outer surround and hearth.



Kitchen

10'10 x 10'0 (3.30m x 3.05m)

A rear aspect room with a UPVC double glazed window and an obscure UPVC double glazed door leading out to the rear terrace and garden, ceiling spotlight, wood effect vinyl flooring, radiator. Kitchen has been fitted with a range of base and eye level units, with wooden rolled edge work surfaces, one bowl stainless steel sink, integrated double oven, four ring induction hob and extractor fan over, space for a washing machine, integrated fridge and freezer.



Conservatory

9'1 x 8'4 (2.77m x 2.54m)

Of a brick built and UPVC double glazed construction with a pitched UPVC double glazed solar glass roof, ceiling light, wood effect vinyl flooring, radiator, door to the rear terrace and garden.



Bedroom 3

7'10 x 7'7 (2.39m x 2.31m)

A Side aspect room with a UPVC double glazed window, ceiling spotlights, radiator.



Bedroom 1

11'10 x 11'3 (3.61m x 3.43m)

A front aspect room with a UPVC double glazed window, ceiling spotlights, radiator.



Shower Room

A part tiled room with tiled flooring, side aspect obscure UPVC double glazed window, low level WC with a hidden cistern, wash hand basin with a range of vanity units and drawers underneath, a corner step in shower housing a mains shower system, ceiling spotlights, extractor fan, radiator.



Bedroom 2

11'5 x 9'10 (3.48m x 3.00m)

A front aspect room with a UPVC double glazed window, ceiling spotlights, radiator.



Main Bedroom (Bedroom 4)
13'10 x 9'8 (4.22m x 2.95m)

A spacious light and airy attic bedroom with three large Velux wooden double roof lights, UPVC double glazed window, three built in wardrobes, three access points to the (vast) Eaves storage space. Radiator, wall lights, TV point, door to the en-suite bathroom.



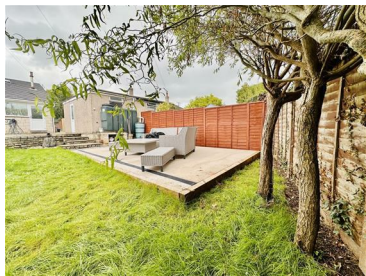
En-suite Bathroom
7'11 x 5'9 (2.41m x 1.75m)

Rear aspect room with a wooden double glazed Velux roof light, ceiling spotlights, extractor fan, heated towel rail, tiled effect vinyl flooring, low level wc, wash hand basin, panel enclosed bath with glazed shower screen with wall electric shower system over, further door to the eaves space.



Rear Garden

A great sized terrace ideal for outdoor furniture, with two outside taps, steps down into the garden and outdoor living space. Garden is laid to lawn with a flower bed border, outside living area would be ideal for outdoor entertainment.





Garage

A single garage with a metal up and over door.

Front of porperty

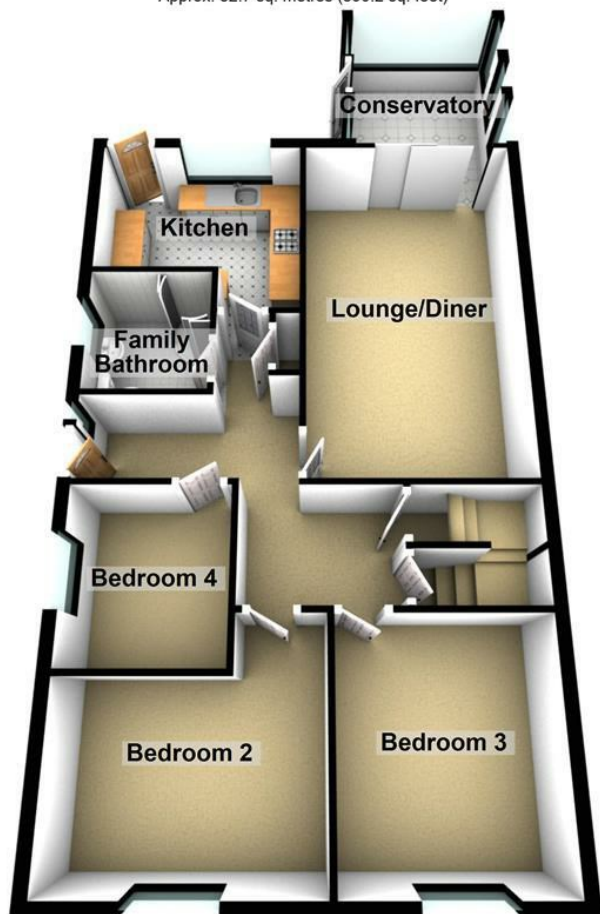
The driveway has parking for approximately 5 vehicles, two outdoor lights.

Plot and Location



Ground Floor

Approx. 82.7 sq. metres (890.2 sq. feet)



First Floor

Approx. 20.0 sq. metres (215.3 sq. feet)



Total area: approx. 102.7 sq. metres (1105.5 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	

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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	