

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 4 Perrys Close, Cheddar, Somerset BS27 3DU £155,000

\*\*\* ONE BEDROOM APARTMENT \*\*\* OPEN PLAN LOUNGE/KITCHEN/DINER \*\*\* BATHROOM \*\*\* LOCATED WITHIN WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND ALL LOCAL AMENITIES INCLUDING PUBS, RESTAURANTS AND SUPERMARKET \*\*\* PERFECT FOR A FIRST TIME BUYER OR AS A HOLIDAY LET \*\*\* PARKING SPACE FOR ONE VEHICLE \*\*\* EARLY VIEWING HIGHLY ADVISED \*\*\* EPC C \*\*\* COUNCIL TAX BAND A \*\*\* FREEHOLD \*\*\*



### Entrance Hall

This first floor flat can be reached by a private wooden four panel door, with two inset double glazed panels, cored matting flooring, cove ceiling, ceiling light. Carpeted stairs to first floor landing.

### Landing

Cove ceiling, roof hatch with pull down ladder leading to a boarded roof, electrical fuse box. thermostatic control. radiator, ceiling light, doors leading to Lounge, bedroom and bathroom.

### Lounge/Diner/Kitchen

14'3 x 9'10 (4.34m x 3.00m)

A front aspect room with two UPVC double glazed windows, cove ceiling, spotlights. radiator, carpeted to the living areas and tiles to the kitchen, The kitchen has been fitted with base and eye level unit with a Smeg electric oven with gas hob and extractor fan above, built in fridge and space with plumbing for a washing machine.



### Bedroom

14'2 x 9'5 (4.32m x 2.87m)

Rear aspect bedroom with cove ceiling. single ceiling pendant, two UPVC double glazed windows, radiator and a cupboard over the stairs providing a useful storage space.



### Bathroom

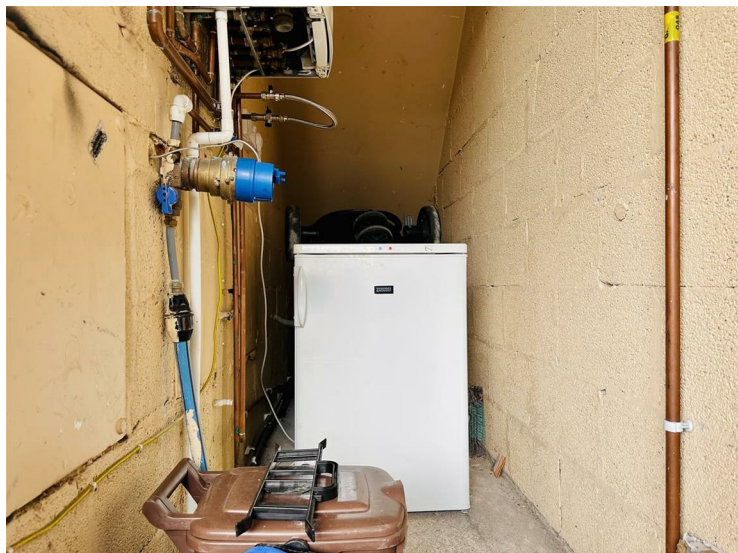
The bathroom has a central ceiling light which on opening the door automatically switches on, there is a large shower cubicle with a twin head shower (one adjustable) and aqua board walls with marble effect, white wash hand basin set in a vanity unit with chrome mixer tap over with a battery operated illuminated mirror above, low level WC, chrome ladder heated towel rail and white oak effect lino flooring.





### Storage

On the ground floor the flat has a lock up storage space, ceiling light, boiler and power points. One allocated parking space.

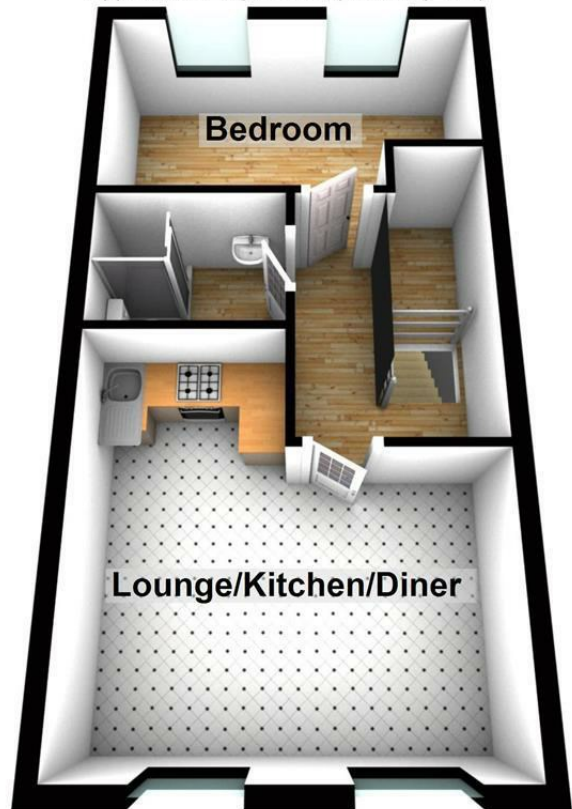


**4 Perrys Close BS27 3DU Parking**

**Ground Floor**  
Approx. 3.1 sq. metres (33.0 sq. feet)



**First Floor**  
Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 40.8 sq. metres (439.2 sq. feet)

