

LAUREL & WYLDE

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

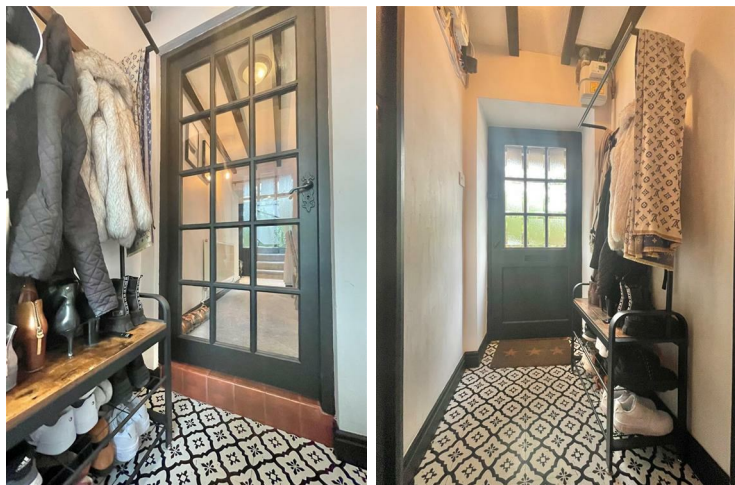


63 Redcliffe Street, Cheddar, Somerset BS27 3PF
£290,000

*** CHARMING END TERRACE COTTAGE *** BEAUTIFULLY PRESENTED THROUGHOUT *** MANY ORIGINAL FEATURES, INCLUDING LARGE OPEN STONE FIREPLACE *** LOUNGE/DINER *** KITCHEN *** 2 DOUBLE BEDROOMS *** BATHROOM *** GOOD SIZE REAR GARDEN *** SOUGHT AFTER LOCATION IN THE HEART OF CHEDDAR AND WITHIN WALKING DISTANCE TO ALL AMENITIES, INCLUDING BARS, RESTAURANTS AND CAFES *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND C *** EPC D ***

Entrance Porch

Access to the property is via a path and steps which take you to a solid wooden door with inset glazed glass panels, this leads straight into a porch. The porch has tiled flooring, ceiling light, original ceiling beams, glazed door leading into lounge/diner.



Lounge/Diner

20'4" x 13' (6.20m x 3.96m)

Is a front aspect room with two UPVC double glazed windows, four wall lights, radiator, original ceiling beams, an original stone built open fireplace, housing a cast iron wood effect gas stove sat on a tiled hearth with a priests hole to the side, opening to the inner hallway.



Hallway

Has ceiling light, stairs to first floor landing with an understairs storage cupboard, door to the kitchen.



Kitchen

16'1 x 7'11 (4.90m x 2.41m)

Is a rear aspect room with UPVC double glazed windows, ceiling spotlights, vinyl flooring. The kitchen has been fitted with a range of solid oak base units with a one and half bowl stainless steel sink with mixer tap over, space for a cooker, space for a washing machine, space for a tall fridge freezer, radiator, wall mounted boiler, there, a UPVC door leading out to the garden.



Landing

At the top of the landing are two ceiling lights, Velux window letting in plenty of light, radiator, loft hatch giving access to roof space, doors to bedroom one, two and the family bathroom.



Bedroom One

13' x 9'8 (3.96m x 2.95m)

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



Bedroom Two

9'10 x 9'8 (3.00m x 2.95m)

Is a rear an side aspect room with UPVC windows, ceiling light, radiator, original ceiling beams.



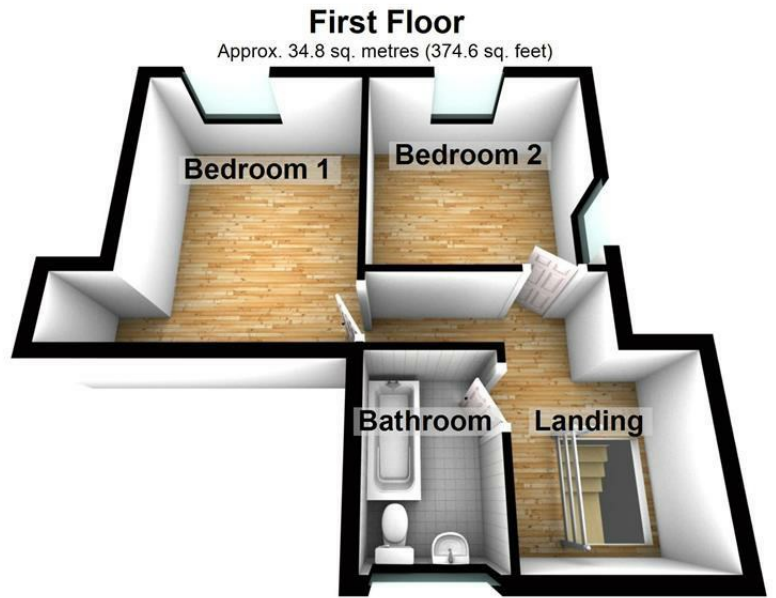
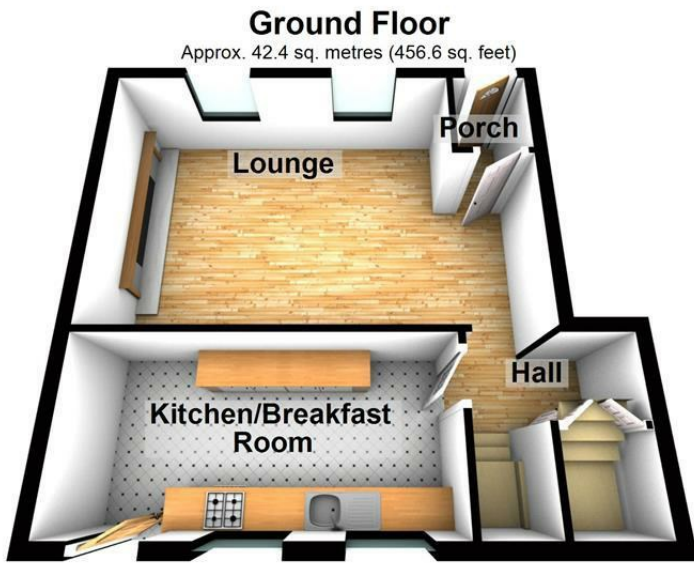
Bathroom

Is a rear aspect room with a UPVC double glazed window, tiled flooring, ceiling spotlights, low level WC, wash hand basin, panel enclosed bath with a mains shower system to one end, stainless steel ladder style radiator, shaver point.



Garden

A lovely well presented garden featuring a large patio area which is perfect for outdoor furniture, steps which take you to an lawn area which has an original stone wall to the back and fencing to the sides. There is a patio area to one corner, a shed to the other and flower, shrub and tree borders.



Total area: approx. 77.2 sq. metres (831.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(52-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	