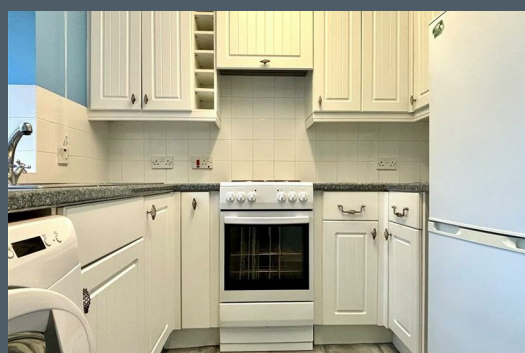


LAUREL & WYLDE

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



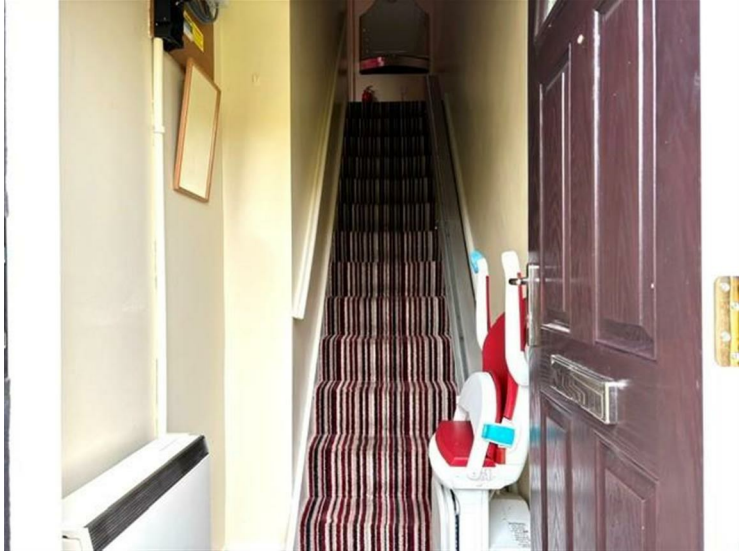
26 Symons Way, Cheddar, BS27 3NJ
£140,000

*** LOVELY FIRST FLOOR APARTMENT *** TWO BEDROOMS *** OWN ENTRANCE *** LIVING ROOM WITH VIEWS OF THE MENDIP HILLS *** KITCHEN *** SHOWER ROOM *** GOOD STORAGE *** SOUGHT AFTER PEACEFUL LOCATION WITHIN WALKING DISTANCE TO ALL LOCAL AMENITIES INCLUDING SUPRMARKET, BARS, RESTAURANTS, CAFES HARIDERSSESS, DOCTORS, DENTIST ETC *** COUNCIL TAX BAND B *** OVER 55'S ONLY *** EPC tbc *** NO ONWARD CHAIN ***

** Service and maintenance charges apply. Please apply within

Entrance Hall

Entrance to the property is via a composite door leading to a hallway which features a light, storage heater and stairs with a stair left to the first floor.



Living Room

A front aspect room with a UPVC double glazed window offering lovely views of the communal garden and the Mendip Hills, ceiling light, 2 wall lights, feature fireplace housing an electric fire, doors to the inner hallway and the kitchen.



Kitchen

A rear aspect room with a UPVC double glazed window, ceiling strip light, tile effect laminate flooring, fitted with base and eye level units with a rolled edge work surface over, space for a washing machine, space for a cooker with an extractor hood over, space for a tall fridge freezer





Inner Hallway

Featuring a ceiling light and doors to bedrooms one, two, the shower room and two storage cupboards (one of which has shelving and houses the hot water tank).

Main Bedroom

A good size double front aspect room with a UPVC double glazed window again offering lovely views of the communal garden and the Mendip Hills, ceiling light, wall mounted storage heater and a built in double wardrobe.



Bedroom Two

A rear aspect room offering views of trees and a lovely garden, ceiling light, wall mounted storage heater.




View from Bedroom Two



Shower Room

A rear aspect room with a UPVC double glazed window, ceiling light, low level WC, pedestal wash hand basin and a step in double shower enclosure housing a Mira mains shower system.



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		

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	