

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.



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).



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

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.



Communal Drying Area

Shower Room

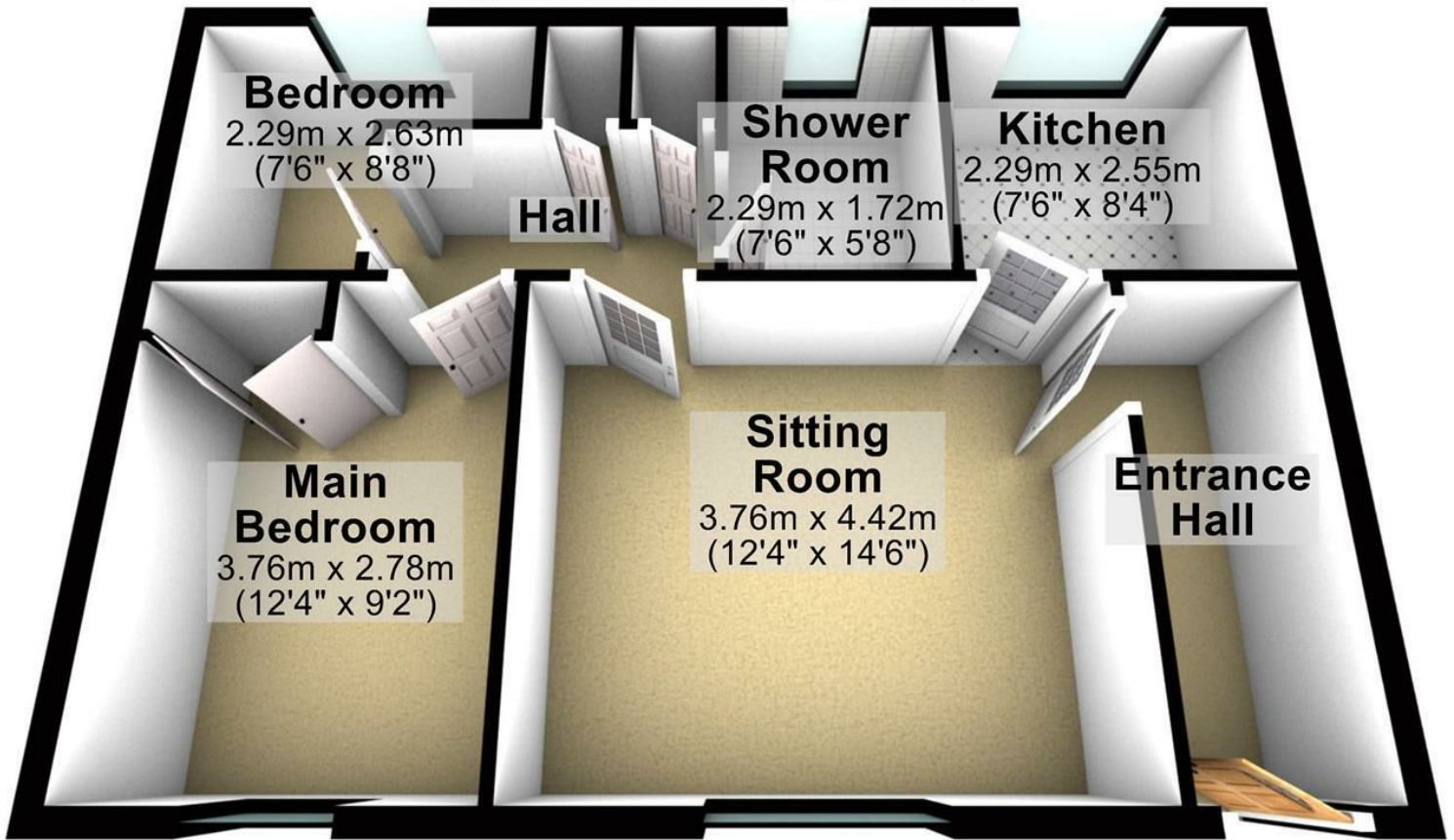
A rear aspect room with a UPVC double glazed window, ceiling light, low level WC, pedestal wash hand basin and a step in double shower enclosure housing a Mira mains shower system.



Communal Gardens

Ground Floor

Approx. 53.6 sq. metres (576.7 sq. feet)



Total area: approx. 53.6 sq. metres (576.7 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	

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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	