

# LAUREL & WYLDE

E S T A T E   A G E N T S



**26 Symons Way, Cheddar, BS27 3NJ**  
**£135,000**

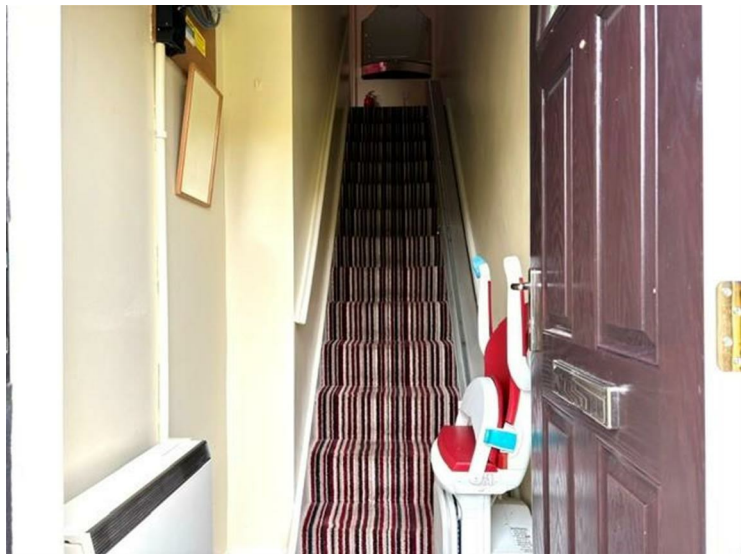
\*\*\* LOVELY FIRST FLOOR APARTMENT \*\*\* TWO BEDROOMS \*\*\* OWN ENTRANCE \*\*\* LIVING ROOM WITH VIEWS OF THE MENDIP HILLS \*\*\* KITCHEN \*\*\* SHOWER ROOM \*\*\* GOOD STORAGE \*\*\* SOUGHT AFTER PEACEFUL LOCATION WITHIN WALKING DISTANCE TO ALL LOCAL AMENITIES INCLUDING SUPRMARKET, BARS, RESTAURANTS, CAFES HARIDERSERS, 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.



**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**



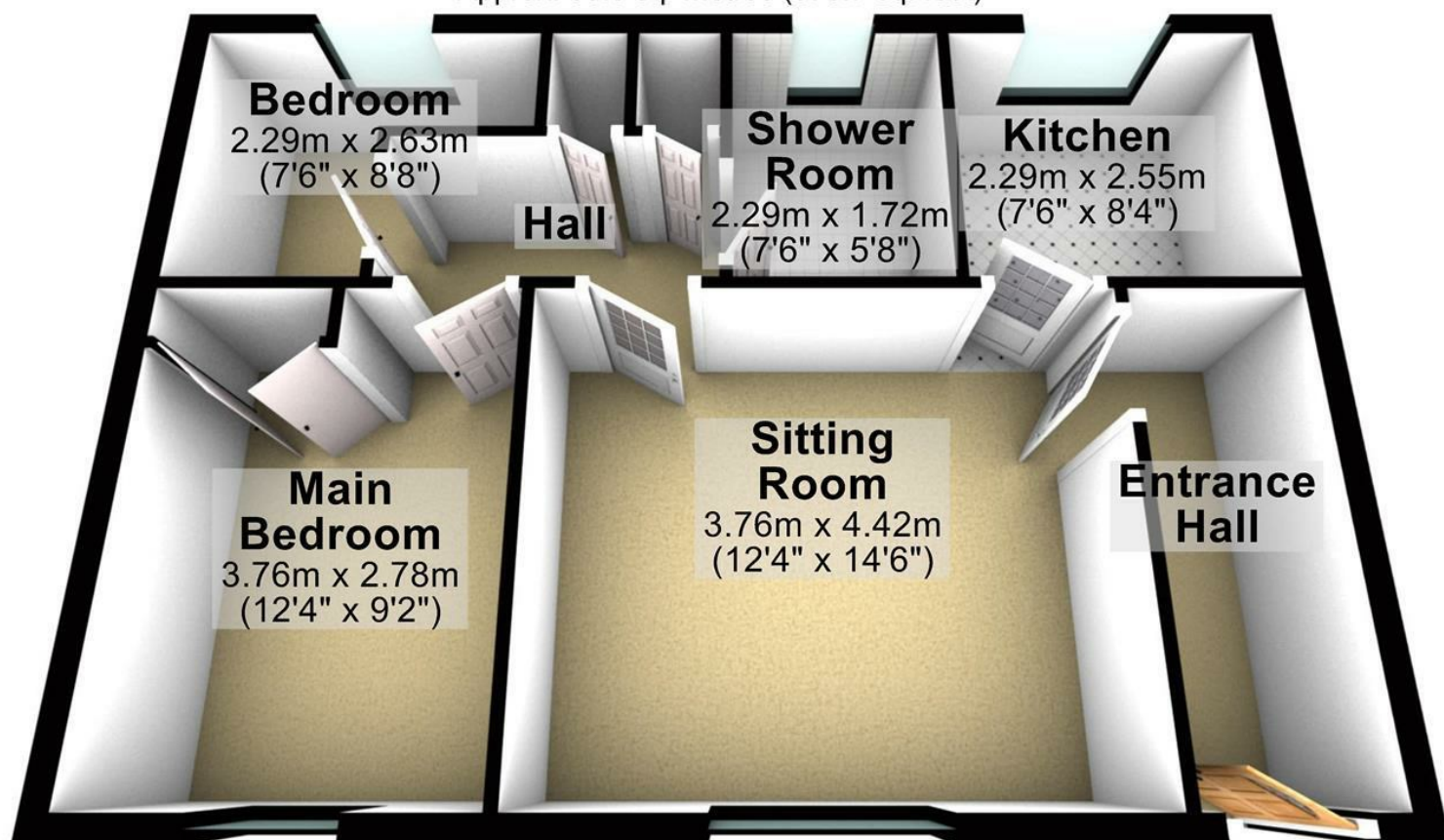
**Communal Drying Area**





## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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