

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 8 Perrys Close, Cheddar, BS27 3DU £375,000

\*\*\* A FINE EXAMPLE OF A SEMI DETACHED BUNGLAOW \*\*\* IMMACULATLY PRESENTED AND WELL MAINTAINED THROUGHOUT \*\*\* TWO DOUBLE BEDROOMS \*\*\* KITCHEN/BREAKFAST ROOM \*\*\* LIVING/DINING ROOM \*\*\* CONSERVATORY \*\*\* WALK IN WET ROOM STYLE BATHROOM \*\*\* VERY PRETTY AND A GOOD SIZE SOUTH EASTERLY FACING GARDEN WITH ACCESS FROM THE GARAGE \*\*\* GARAGE \*\*\* OFF STREET PARKING FOR THREE VEHICLES \*\*\* TUCKED AWAY IN A QUIET CUL DE SAC POSITION \*\*\* WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND ALL ITS AMENITIES THAT IT HAS TO OFFER \*\*\* EPC TO BE CONFIRMED \*\*\* COUNCIL TAX BAND C \*\*\* FREEHOLD \*\*\* NO ONWARD CHAIN \*\*\*



### Porch

Access to the property is via a UPVC glazed door leading straight into a porch which has tiled flooring and wooden door with obscure glazed panel to the Hallway

### Entrance Hall

The hallway has ceiling light, wood effect laminate flooring, loft hatch giving access to the roof space, doors to the kitchen/breakfast room, the living/dining room, the wet room, the bedrooms and double doors to a storage cupboard.



### Kitchen

The kitchen has ceiling light, tiled flooring, fitted with base and eye level units with a rolled edge worktop over, one bowl stainless steel sink with mixer tap over, space for a cooker which has an extractor hood above, space for a tall fridge/freezer, space for a slimline dishwasher and space for a tall fridge freezer.



### Living/Dining Room

A rear aspect room with French glazed doors to the conservatory. To the living end is a ceiling light, two wall lights and a feature gas fire with a wooden mantle over. To the dining end is a ceiling light, wood effect laminate flooring and space for a dining table and chairs.



### Conservatory

This lovely addition to the property is of a low wall construction with UPVC double glazed windows and a pitched roof with French doors to the beautiful garden.





### Bedroom One

A front aspect room with UPVC double glazed windows, ceiling light, radiator and built in double wardrobe with sliding mirrored doors.



### Walk in Wet Room

A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, ceiling fan, high grade vinyl flooring, WC, wash hand basin with a vanity cupboard underneath and a fully tiled shower area with a mains shower system and a rail and shower curtain.



### Bedroom Two

A front aspect room with UPVC double glazed windows, ceiling light, radiator and double wardrobe with sliding mirrored doors.







### Rear Garden

The photos speak for themselves. Most defiantly a HUGE selling point of this property is this wonderful south/easterly facing garden. Well maintained and manicured, there is a large patio area and a winding central path with lawns and a shingle stone area either side taking you to the very rear, where you will find another patio seating area and a shed for storage. There are flower, shrub and tree borders and a fence that encloses this private space.

There is also access via a UPVC door to the garage.



### Garage

The garage has an electric up and over door, A UPVC window to the rear and a door giving access to the rear garden and it has both power and lighting.

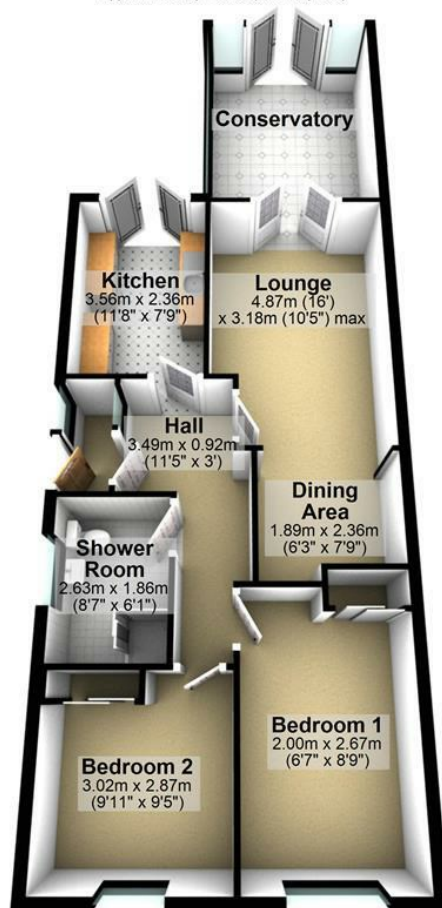
### Front of property

To the front of the property is driveway parking for three cars and a shingle stone area which could also potentially be used for parking.



## Ground Floor

Approx. 79.3 sq. metres (853.4 sq. feet)



Total area: approx. 79.3 sq. metres (853.4 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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