

LAUREL & WYLDE

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



4 Edmunds Way, Cheddar, Somerset BS27 3PD £260,000

*** BEAUTIFULLY PRESENTED TWO BEDROOM PROPERTY *** TUCKED AWAY IN A LOVELY CORNER POSITION WITH STUNNING VIEWS OF THE MENDIP HILLS *** UPDATED BY THE CURRENT OWNERS *** GARDEN ROOM/UTILITY *** LIVING ROOM/DINER *** NEW KITCHEN *** BATHROOM *** VIEWS FROM BOTH BEDROOM WINDOWS *** BRAND NEW CARPETS *** SHELTERED PERGOLA IN THE GARDEN, IDEAL FOR OUTSIDE DINING *** SUMMERHOUSE *** TWO PARKING SPACES *** WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND ITS SCHOOLS AND AMENITIES *** IDEAL STARTER HOME *** EPC C *** COUNCIL TAX BAND B *** FREEHOLD ***

Entrance

Access to the property is via French doors straight into the garden room/utility.

Garden Room/Utility

Is a brick built and UPVC construction with a polycarbonate pitched roof, wood effect laminate flooring, space and plumbing for three appliances with square edge worktop over and wall cabinet, wall light, latched wooden door to a really useful storage cupboard, stable door to the living room.



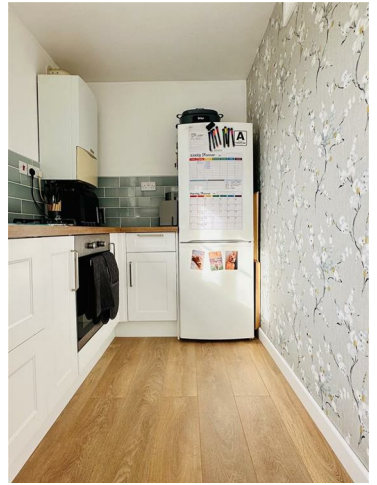
Living Room

A front aspect room with UPVC bay fronted windows, wood effect laminate flooring, ceiling light, television point, telephone point, radiator, stairs to the first floor landing and opening to the kitchen.



Kitchen

A side aspect room with a UPVC double glazed window, ceiling light, fitted with base and eye level units with a square edge work surface over, one bowl stainless steel sink with an adjacent drainer and mixer tap, wall mounted Vaillant gas fired combination boiler system, cooker with a four ring gas hob, integrated dishwasher, space for a tall fridge/freezer.



First Floor Landing

Loft hatch giving access to roof space, ceiling light.

Main Bedroom

A rear aspect room with UPVC double glazed window providing fabulous views across the Mendips and across Cheddar, ceiling light, useful over-stairs storage cupboard.





Bedroom Two

A rear aspect room with UPVC double glazed windows, ceiling light, radiator, again fabulous views of The Mendip Hills



Family Bathroom

A side aspect room with obscure UPVC double glazed window, ceiling light, low level WC, wash hand basin with vanity cupboard underneath, panel enclosed bath with shower to one end and glass shower screen, ceiling fan.



Garden and Parking

Definitely a huge selling point to this lovely home. A beautiful and good size corner plot garden that is tucked away and enclosed to all sides by fence panels

with a lawn, a summerhouse to the side and a beautifully constructed pergola, perfect for outdoor drinks and dining.

There is off street parking for two vehicles

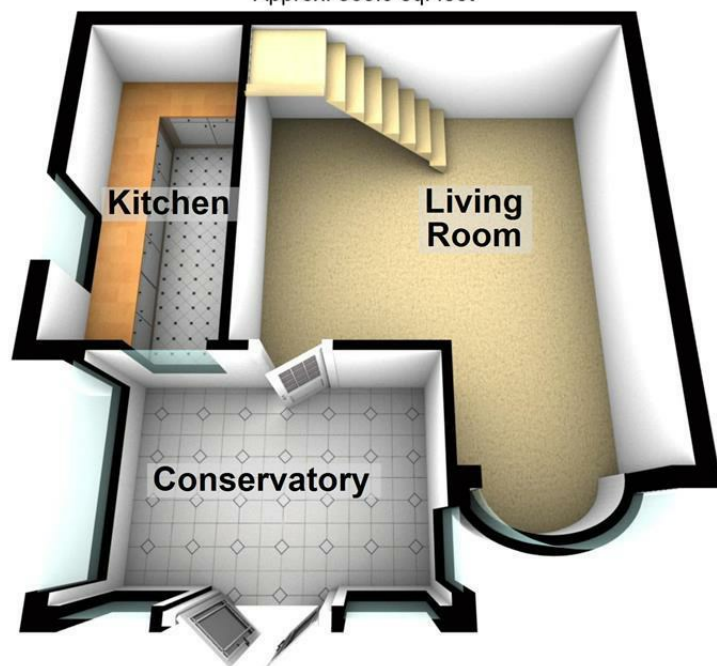


Parking



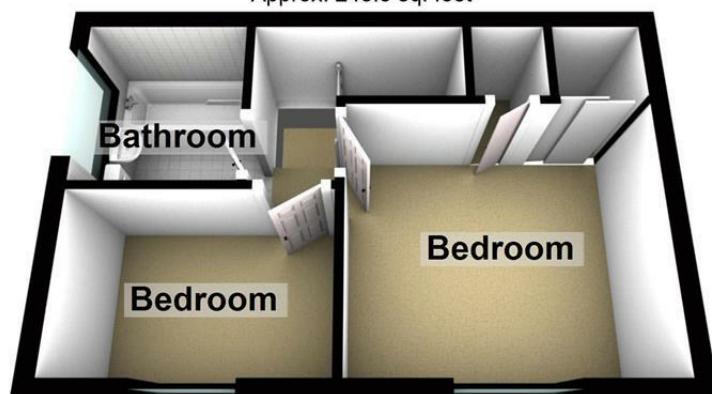
Ground Floor

Approx. 363.9 sq. feet



First Floor

Approx. 248.5 sq. feet



Total area: approx. 612.4 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	87

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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