



# Olive

ESTATE AGENTS



## Brooklyn St. Andrews Road, Cheddar, BS27 3NG £430,000

\*\*\* LOVELY THREE BED DETACHED \*\*\* VERY SOUGHT AFTER LOCATION\*\*\* KITCHEN/BREAKFAST ROOM \*\*\* GOOD SIZE LIVING ROOM \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* FAMILY BATHROOM \*\*\* UPSTAIRS UTILITY AREA \*\*\* OFF STREET PARKING FOR UP TO FOUR CARS \*\*\* DETACHED GARAGE \*\*\* LARGE GARDENS TO THE FRONT AND LOW MAINTENANCE GARDEN TO THE REAR \*\*\* WALKING DISTANCE TO ALL LOCAL SCHOOLS AND AMEMITITES \*\*\* PLANNING PERMISSION TO BUILD A TWO STOREY EXTENSION (please ask within for more details) \*\*\* EPC TBC\*\*\* COUNCIL TAX BAND \*D \*\* FREEHOLD \*\*\*

### Entrance

Access to the property is via a solid wooden door leading straight into the hallway.

### Hallway

The hallway has wood effect vinyl flooring, ceiling light, radiator, doors to the downstairs cloakroom, living room and the kitchen/breakfast room, stairs to the first floor landing with an understairs storage cupboard.

### Downstairs Cloakroom

A side aspect room with an obscure UPVC double glazed window, ceiling light, vinyl flooring, low level WC, wash hand basin with vanity cupboard underneath.

### Kitchen/Breakfast Room

**13' x 11'4" (3.96m x 3.45m)**

A rear aspect room with UPVC double glazed window, ceiling light with six rotating spotlights, tiled flooring, radiator, fitted with base and eye level units with a square edge worktop over, one bowl circular sink with adjacent drainer and mixer tap over, cooker with a gas four ring hob, integrated dishwasher, space for a tall fridge freezer, space for a table and chairs.



### Living Room

**22'6" x 11'6" (6.86m x 3.51m)**

A front aspect room with two large UPVC double glazed windows, two ceiling lights, two radiators, feature cast iron log burning stove with a recessed wooden beam over sat on a slate hearth.



### Landing

On approach to the landing is a large UPVC double glazed window, at the top of the landing is another UPVC double glazed window, ceiling light, radiator, doors to the bedrooms, the bathroom, the utility area and the airing cupboard.

### Main Bedroom

**11'10" x 11'4" (3.61m x 3.45m)**

A front aspect room with two UPVC double glazed windows, ceiling light, radiator.



### Bedroom Two

**11'4" x 11'2" (3.45m x 3.40m)**

A front aspect room with two UPVC double glazed windows, ceiling light, radiator, door to a cupboard.



**Bedroom Three**  
**11'5" x 7'6" (3.48m x 2.29m)**

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



**Rear Garden**

A low maintenance rear garden which has a large patio area perfect for housing outdoor furniture, tap, a shingle stone area, storage shed and a door giving access to the detached garage, a pedestrian wooden side gate and double wooden gates giving access to the shingle stone area which provides parking for two vehicles.



**Upstairs Utility Room**

A side aspect room with an obscure UPVC double glazed window, vinyl flooring, radiator, space and plumbing for a washing machine and there is also room for a tumble dryer.

**Family Bathroom**  
**7'5" x 6' (2.26m x 1.83m)**

A rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, vinyl flooring, low level WC, pedestal wash hand basin, panel enclosed bath with a mains shower system to one end with a glass shower screen.



### Front Garden

A large garden laid to lawn and is enclosed by fencing and a low wall.



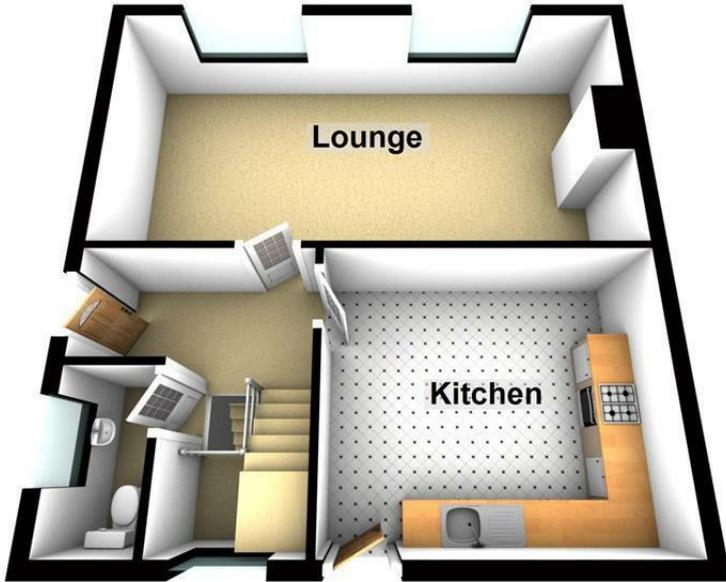
### Garage and Parking

There are two parking spaces on the driveway and an additional two outside. Please note there is a shared driveway with the neighbouring property.



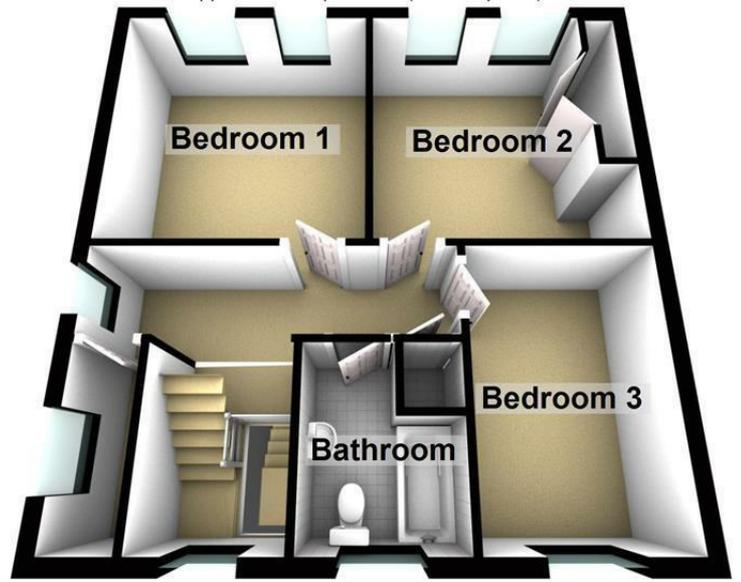
### Ground Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



### First Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



Total area: approx. 96.6 sq. metres (1039.5 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		