



4 Gough Place, Cheddar, BS27 3DJ

£325,000

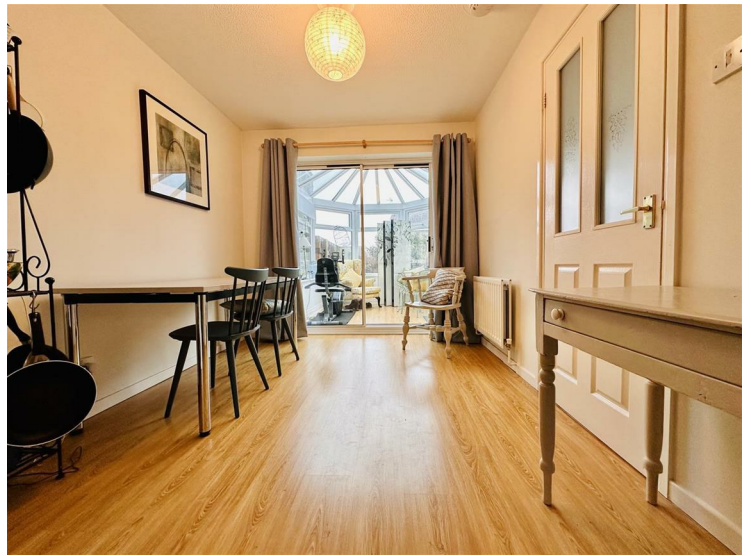
*** BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED *** LIVING ROOM *** DINING ROOM *** KITCHEN *** CONSERVATORY *** LOVELY, ENCLOSED REAR GARDEN *** OFF STREET PARKING FOR TWO/THREE VEHICLES *** TUCKED AWAY IN THE CORNER OF A QUIET, DESIRABLE AND SOUGHT AFTER CUL DE SAC WITH A SHORT CUT TO THE LOCAL SCHOOLS *** *** SHORT WALK TO THE CENTRE OF CHEDDAR *** COUNCIL TAX RATING C *** EPC C *** FREEHOLD ***

Hallway

Access to property via a composite door leading into the hallway with wood effect laminate flooring, radiator, ceiling light, stairs to first floor landing and door to the lounge.

Lounge

Front aspect room with UPVC double glazed windows, wood effect laminate flooring, radiator, ceiling light, TV point, telephone point. Double opening into the dining room:-



Conservatory

Is a rear aspect room with a low level wall with UPVC double glazed windows and a pitched glassed roof with double doors leading to the garden. Wood effect laminate flooring.



Dining Room

Rear aspect room, wood effect laminate flooring, radiator, ceiling light, plenty of space for dining table and chairs, sliding patio doors to the conservatory. Door with glazed panel to the kitchen.

Kitchen

Rear aspect room with UPVC double glazed window, ceiling light with 3 rotating spotlights, wood effect laminate flooring. Kitchen has been fitted with a range of base and eye level units with a rolled work surface over, one bowl stainless steel sink, Bosch oven with a 4 ring electric hob over and extractor fan. This room houses the wall mounted Valiant gas boiler. There is space for a fridge and freezer and space and plumbing for a washing machine.



Bedroom Two

Rear aspect room with UPVC double glazed window, ceiling light, radiator, wood effect laminate flooring.



Bedroom Three

Rear aspect room with UPVC double glazed window, ceiling light, radiator, wood effect laminate flooring.



Bedroom One

Front aspect room with UPVC double glazed window offering views to the Mendip Hills, ceiling light, radiator, built in double wardrobe with sliding doors, storage cupboard.



Family Bathroom

Side aspect room with an obscure UPVC double glazed window, ceiling light with 3 rotating spotlights, ceiling fan, vinyl flooring, pedestal wash basin, low level wc, panel enclosed bath housing a Mira electric shower system, shaver point, radiator.





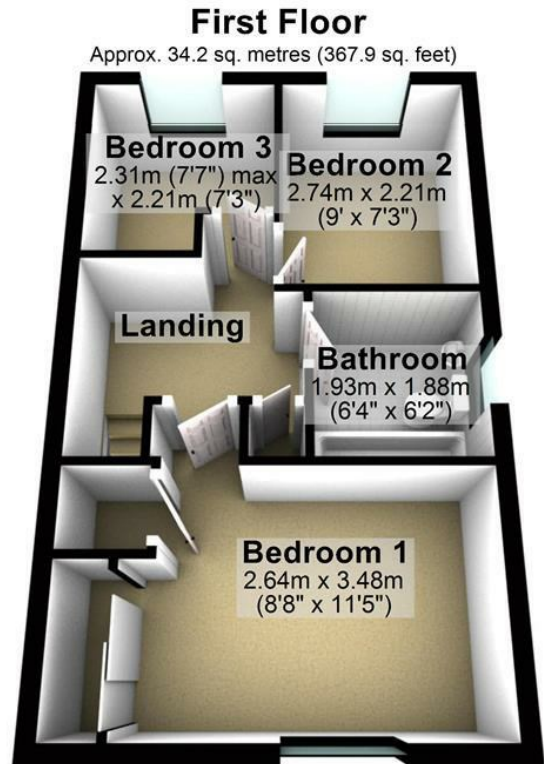
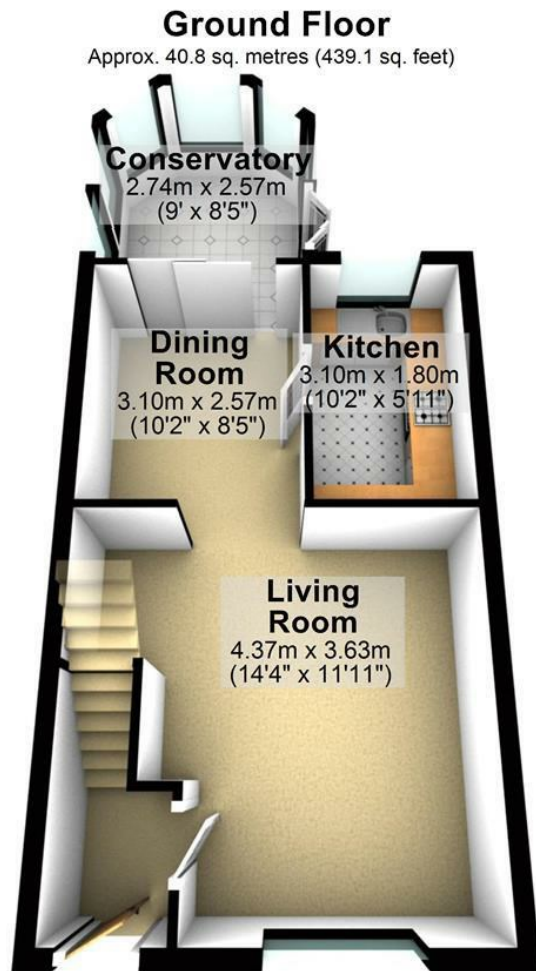
Rear Garden

Has block paved patio leading round to the side where there is a front aspect pedestrian gate to the front driveway. Patio has plenty of space for outdoor garden furniture, garden tap. There is a lawn area with shrub, tree and flower borders. There is a decorative blocked paved area. The garden is enclosed to all sides by fence panelling.



To The Front Of The Property

To the front of the property there is off street parking for two/three vehicles, a lawn area and a path leading to the front door.



Total area: approx. 75.0 sq. metres (807.0 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		
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