



Olive

ESTATE AGENTS



1 Sanderling Drive, Cheddar, BS27 3GE £325,000

*** BEAUTIFUL THREE BED SEMI-DETACHED HOUSE *** POPULAR BLOOR HOME DEVELOPMENT IN CHEDDAR *** SOUTH WEST FACING GARDEN *** WELL LOCATED ON THE SITE *** LIVING ROOM *** KITCHEN/DINER *** CLOAKROOM *** EN SUITE TO THE MAIN BEDROOM *** OFF STREET PARKING FOR AT LEAST THREE CARS *** ELECTRIC CAR CHARGING POINT *** HUGE BENEFIT OF NO ONWARD CHAIN *** WALKING DISTANCE TO THE LOCAL SCHOOLS AND AMENITIES *** EPC B *** COUNCIL TAX BAND D *** FREEHOLD ***

Entrance Hall

Access is via a composite door leading straight into the hallway. The hallway has wood effect Amtico Luxury Vinyl Flooring, ceiling light, radiator, stairs to the first floor landing, door to the living room.

Living Room

A front aspect room with a UPVC double glazed window, ceiling light, radiator, under stairs cupboard, door to the kitchen/diner.



Utility Area

Integrated washer/dryer, boiler, door to the cloakroom.

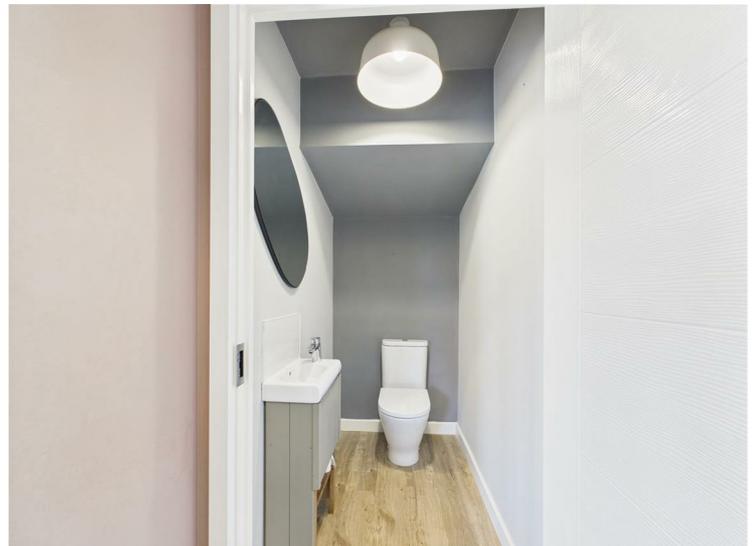
Kitchen/Diner

A rear aspect room with UPVC doors to the rear garden, wood effect Amtico Luxury Vinyl Flooring, ceiling light, radiator, fitted with base and eye level units with a rolled edge worktop over, one and a half bowl stainless steel sink, eyeline cooker, gas four ring hob with stainless steel splashback and extractor hood over, integrated dishwasher, space for a tall fridge freezer, opening to the utility area.



Cloakroom

Wood effect Amtico Luxury Vinyl Flooring, ceiling light, radiator, low level WC, wash hand basin, extractor fan.



Landing

Ceiling light, loft hatch giving access to the roof space, doors to the bedrooms and the bathroom.



En Suite Shower Room

A rear aspect room with an obscure UPVC double glazed window, ceiling light, wood effect vinyl flooring, radiator, low level WC, wash hand basin, step in double shower enclosure housing a mains shower system, extractor fan.

Bedroom 1

A rear aspect room with a UPVC double glazed window offering stunning views of Cheddar Reservoir, ceiling light, radiator, door to the en suite.



Bedroom 2

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



Bedroom 3

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, door to a storage cupboard.

garage/workshop at the end of the driveway (will need necessary planning consent but there was planning for a garage previously).



Rear Garden

Enclosed to all sides by fence panels there is a large patio area, these are Kota Blue Natural limestone flagstones from Wells Reclamation yard, also a lawn, raised flower and shrub bed, shed for storage, hardly overlooked rear garden, and a great sized garden for an estate.



Bathroom

A side aspect room with an obscure UPVC double glazed window, ceiling light, ladder style radiator, low level WC, wash hand basin, panel enclosed bath, extractor fan.



Front of Property and Driveway Parking

TO the front of the property there is driveway parking for at least 3 vehicles, electrical car charging point, bin storage and gate to the rear garden, pedestrian access to the garden, there could also be space to add a





Floor 0



Floor 1



Approximate total area⁽¹⁾
764 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	