



Olive

ESTATE AGENTS



Kohinur, Guildhall Lane, Wedmore, BS28 4AH £545,000

*** SPACIOUS, DETACHED FAMILY BUNGALOW WITH A DECENT SIZE GARDEN, GARAGE, WORKSHOP / STORE ROOM AND PARKING FOR AT LEAST 8 - 9 CARS (WITH ROOM TO MAKE MORE PARKING, SHOULD IT BE REQUIRED) *** LARGE LIVING ROOM OPENING INTO THE DINING AREA, IN TURN, OPENING TO THE KITCHEN *** THREE BEDROOMS *** FAMILY BATHROOM *** EPC D *** COUNCIL TAX BAND E ***

Entrance hall

Accessed through composite double door, with two ceiling lights, loft hatch, radiator, double doors to a useful cloaks / storage cupboard with cupboards over, further doors to the living room, kitchen, bedrooms one, two, three and the family bathroom.



Living Room

A lovely size, light and airy front aspect room with a very large uPVC double glazed window, two ceiling lights, two radiators, feature gas fireplace with a marble tiled inner surround and hearth, wooden outer surround and mantle, and with an opening to the kitchen / dining and family room.



Kitchen / Dining & Family Room

A spacious, light and airy rear aspect room with a uPVC double glazed window and double glazed bi-folding doors leading out on to the rear terrace / alfresco decking area, wood effect vinyl flooring and two ceiling lights, radiator. The dining area has ample space for a dining table and chairs, and is currently housing the fridge / freezer.

The kitchen has been fitted with a range of base and eye level units with granite effect rolled edge work-surfaces, inset one and a half bowl stainless steel sink with an adjacent drainer and mixer tap, space and plumbing for a dishwasher and washing machine, integrated stainless steel oven with a ceramic four ring hob and extractor hood over, tiled splash-backs.



Master Bedroom

A front aspect room with a large uPVC double glazed window, ceiling light, two radiators and full width and full height built in wardrobes.



Bedroom Three

A sizeable third bedroom with a rear aspect uPVC double glazed window, ceiling light, radiator.



Bedroom Two

A side aspect room with a uPVC double glazed window, ceiling light, radiator.



Family Bathroom

A rear aspect room with an obscure uPVC double glazed window, ceiling light, extractor fan, tiled flooring, chrome heated towel rail.

P-shaped panel enclosed bath with a chrome mixer tap and a wall mounted over head and hand held mains shower system, vanity unit incorporating wash hand basin with a chrome mixer tap and a low level WC with a hidden cistern.



Outside & Gardens

To the front there is a large driveway with off street parking for at least 6 cars, there is a lawned area which

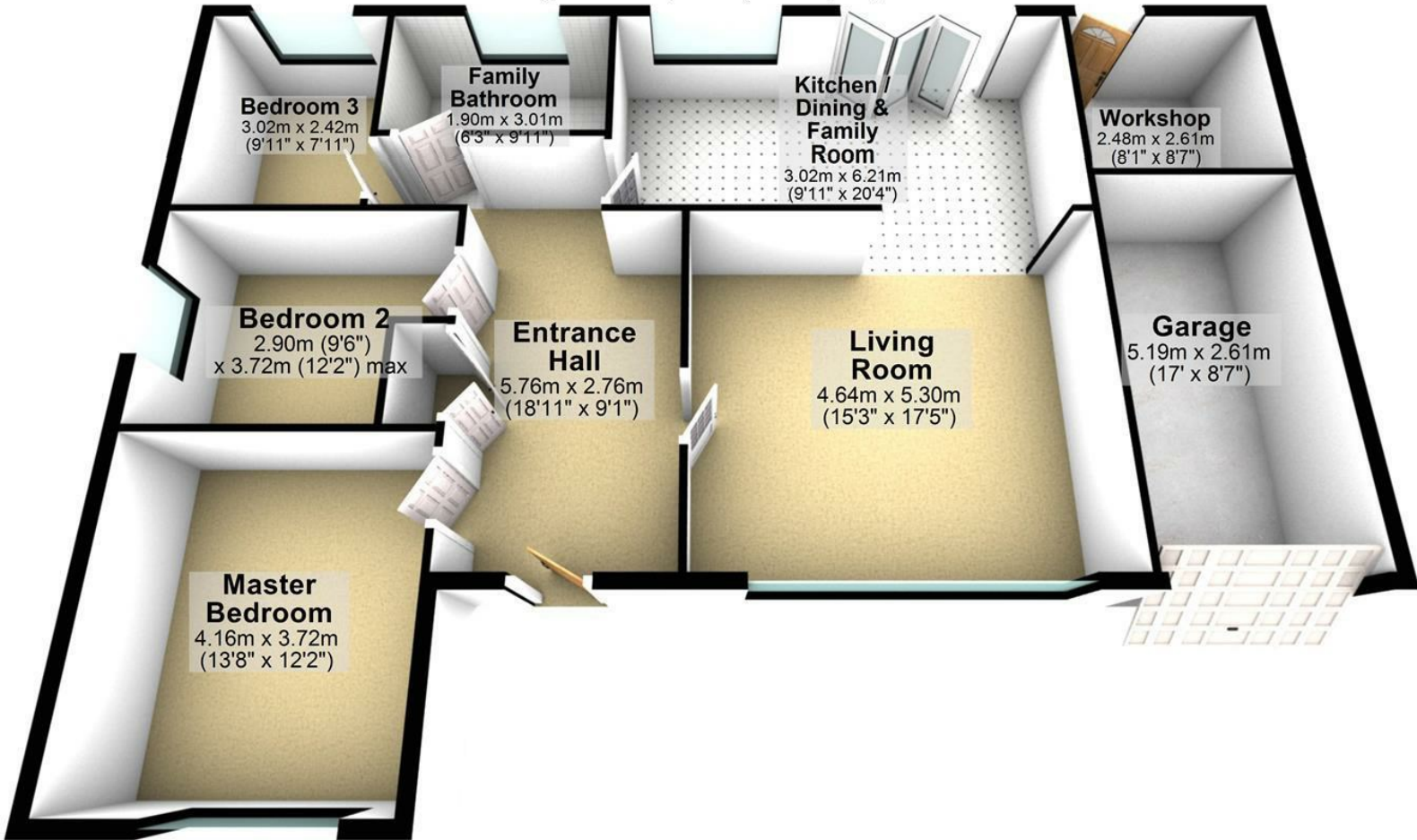
could be made to further parking, and there is another area beyond that with further parking for at least 2 - 3 cars.

To the immediate rear of the property there is a timber decking area ideal for alfresco dining etc, there are steps down to the garden, of which, having been mostly laid to lawn. There is an access to the workshop / store room, which in turn, leads to the garage, which has an up and over door, power and lighting.



Ground Floor

Approx. 122.9 sq. metres (1322.9 sq. feet)



Total area: approx. 122.9 sq. metres (1322.9 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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	