



# Olive

ESTATE AGENTS



## 15 St. Andrews Road, Cheddar, BS27 3NE £335,000

\*\*\* WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW \*\*\* WELL PROPORTIONED, GOOD SIZED ROOMS \*\*\* CORNER PLOT \*\*\* DETACHED GARAGE \*\*\* OFF STREET PARKING FOR TWO CARS (MORE COULD EASILY BE CREATED) \*\*\* SHOWER ROOM \*\*\* CONSERVATORY \*\*\* LOW MAINTENANCE REAR GARDEN \*\*\* POPULAR LOCATION WITHIN WALKING DISTANCE TO THE CENTRE OF CHEDDAR \*\*\* EPC TO BE CONFIRMED \*\*\* COUNCIL TAX BAND C \*\*\* FREEHOLD \*\*\* NO ONWARD CHAIN \*\*\*

### Porch

Access to the property is via a UPVC door with inset obscure glazed panels leading straight into a porch. The porch has quarry tiled flooring, cupboard housing the electric and gas meter box and a glazed UPVC door to the hallway.

### Hallway

The hallway has wood effect laminate flooring, ceiling light, radiator, loft hatch giving access to the roof space, smoke detector, telephone point, doors to the kitchen, living room, bedrooms, shower room and the airing cupboard (which houses the hot water tank).



### Living Room

A side aspect room with UPVC double glazed French doors to the garden and two picture windows either side, ceiling light, radiator, television point, feature fireplace set on a marble hearth with a wooden outer surround.



### Conservatory

The conservatory is of a low wall construction with UPVC double glazed windows, French doors to the garden and a polycarbonate roof with built in blinds.



### Kitchen

A front and side aspect room with UPVC double glazed windows, ceiling light with three rotating spotlights, radiator, tiled flooring, fitted with base and eye level units with a rolled edge worktop over, one and a half bowl stainless steel sink with mixer tap over, eye level oven and grill, gas four ring hob with extractor hood above, space for a fridge or freezer, door to the conservatory.

### Bedroom One

A side aspect room with a large UPVC double glazed window, ceiling light, fitted wardrobes on one wall, radiator.



### Bedroom Two

A front and side aspect room with a large UPVC double glazed window to the side and three small UPVC double glazed windows to the front, ceiling light, radiator.



### Shower Room

A side aspect room with UPVC double glazed window, ceiling light, extractor fan, vinyl flooring, stainless steel ladder style radiator, low level WC, pedestal wash hand basin, corner shower enclosure housing a Triton electric shower system.



### Rear Garden

This private rear garden is laid to patio for low maintenance with raised flower and shrub bed borders. A shed sits in the corner for storage and there is a log or bin store.



### Parking and Garage



### Front of Property

This larger than average corner plot is enclosed by fence panels with a picket style gate and a path to the front door. A well manicured garden that is laid to lawn either side of the path, sweeping on round to the side with flower, shrub and tree bed borders and a central raised circular flower bed border. There is an outdoor tap and a pergola that takes you to the tarmac driveway that provides off street parking for two vehicles. The detached garage has a metal up and over door. There is a secure pedestrian gate to the rear garden.



## Ground Floor

Approx. 83.6 sq. metres (899.7 sq. feet)



Total area: approx. 83.6 sq. metres (899.7 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		