



5 Hills Buildings Kent Street, Cheddar, BS27 3LQ

£240,000

*** CHARMING TWO BEDROOM COTTAGE *** SOUTH FACING GARDEN *** ORIGINAL FEATURES *** BEAUTIFULLY PRESENTED THROUGHOUT *** KITCHEN/BREAKFAST ROOM *** LIVING ROOM WITH ORIGINAL FIREPLACE AND MULTI FUEL STOVE *** BATHROOM *** DESIRABLE LOCATION IN THE OLDER PART OF CHEDDAR AND WITHIN WALKING DISTANCE TO ALL LOCAL SCHOOLS AND AMENITIES *** EPC D *** COUNCIL TAX BAND A *** FREEHOLD ***

This beautiful mid-terrace cottage is thought to be around 200 years old and is just one of eight properties in a private terrace with its own entrance to Kent Street. The garden has several seating areas and a very private and enclosed area to the very rear (perfect to house a hot tub). This house would make an ideal home for a first time buyer or for those looking for a holiday let.

Kitchen/Breakfast Room

A rear aspect room with base units with a quartz worktop over, Belfast sink with extractor hood above, cooker, space for a fridge freezer, built in double cupboard, plenty of space for a dining table and chairs, door to the living room.



Living Room

A front aspect room, wood effect laminate flooring, feature open fireplace housing a cast iron wood burning stove sat on a stone hearth. stairs to the first floor landing with an understairs storage cupboard.



First Floor Landing

Doors to the main bedroom, the bathroom and a door to an inner hallway where the space could be used as a dressing area/office. There are another set of stairs taking you to bedroom two.



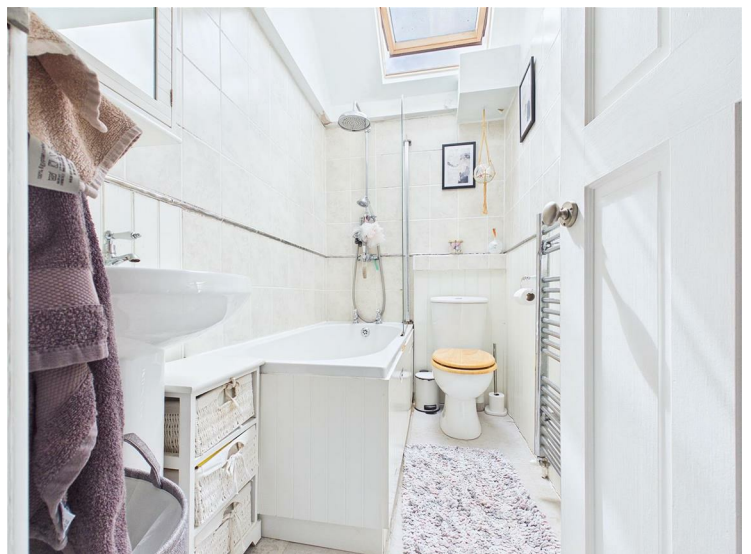
Bedroom One

A rear aspect room with a built in wardrobe and a built in cupboard.



Bathroom

Features a Velux window, WC, wash hand basin, ladder style radiator, bath with a mains shower to one end and a glass shower screen.



Bedroom Two

Featuring an original ceiling beam, Velux window, a combination of storage cupboards.



Garden

A wonderful south facing garden enclosed by fence panels, with plenty of seating areas and a 'secret' garden space to the very rear. There is also a shed for storage and a greenhouse.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
603 ft²

Reduced headroom
88 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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		
(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	