

LAUREL & WYLDE

E S T A T E A G E N T S



6 Statham Close, Cheddar, Somerset BS27 3JX £140,000

*** EXCEPTIONAL END TERRACE HOUSE *** TWO DOUBLE BEDROOMS *** BEAUTIFULLY PRESENTED THROUGHOUT *** LIVING ROOM
*** KITCHEN/BREAKFAST ROOM *** VIEWS OF THE MENDIP HILLS FROM THE MAIN BEDROOM *** WELL ESTABLISHED AND GOOD SIZE
CORNER PLOT WITH A LARGE TIMBER FRAME STORAGE AREA TO THE SIDE *** TUCKED AWAY IN THE CORNER OF A QUIET CUL DE SAC ***
TWO ALLOCATED PARKING SPACES *** TWO MINUTE WALK TO THE CENTRE OF CHEDDAR *** EPC C *** COUNCIL TAX BAND B ***
LEASEHOLD ***

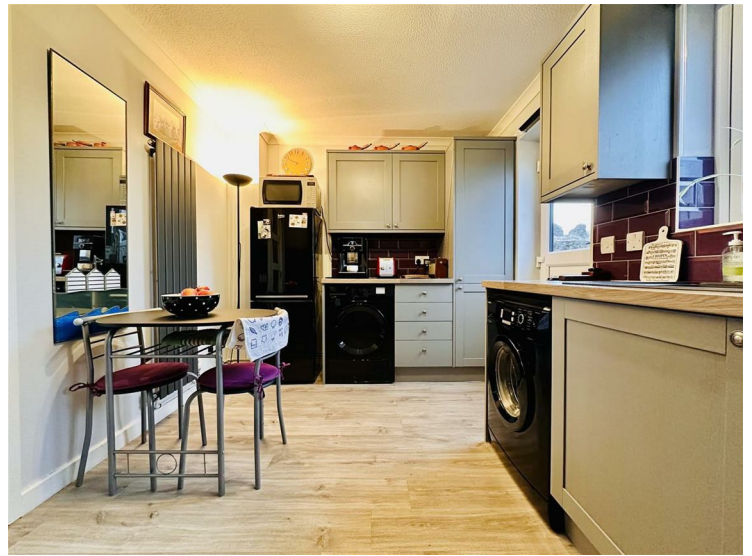
This property will be bought on a 50% share
125 year lease from Nov 1993 with 93 years remaining
£230 PCM to the council for rent, but this does include buildings insurance. It increases annually, roughly by the rate of inflation.

Entrance

Access to the property is via a solid wood door leading straight into the living room.

Living Room

Is a front aspect room with a UPVC double glazed window, ceiling light, radiator, wood flooring, stairs to the first floor landing, understairs storage cupboard and a glazed wooden door to the kitchen/breakfast room.

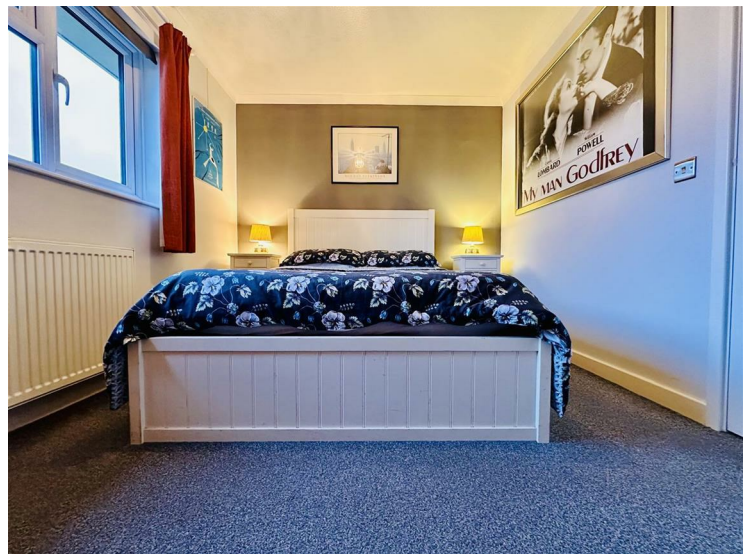


Landing

At the top of the landing is a ceiling light, loft hatch giving access to the roof space, doors to the bedrooms and the bathroom.

Bedroom One

A front aspect room with a UPVC double glazed window offering lovely views of the Mendip Hills, ceiling light, radiator.



Kitchen/Breakfast Room

A rear aspect room with a UPVC double glazed window and a UPVC double glazed door with inset glazed panel to the garden, ceiling light with four rotating spotlights, wood effect laminate flooring, graphite wall hung radiator, fitted with base and eye level units with a square edge worktop over, one bowl sink with adjacent drainer and mixer tap over, four ring induction hob with an extractor hood above, eye level oven and grill, space for a slimline dishwasher, a tall fridge freezer, a washing machine and a tumble dryer.



Bedroom Two

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



Family Bathroom

A side aspect room with an obscure UPVC double glazed window, ceiling light, ladder style radiator, tiled flooring, low level WC, wash hand basin with vanity cupboard underneath, panel enclosed bath with a mains shower and glass shower screen to one end.



Rear Garden

A very well kept garden enclosed by an original wall and fence panels, that has a patio, a large lawn area and well established flower, shrub and tree borders. To the side of the property is a timber frame store area, perfect for garden furniture and bikes etc and a secure wooden gate giving access to the front.



Parking and Covered Storage

The property benefits from two allocated off road parking spaces.



Front of Property

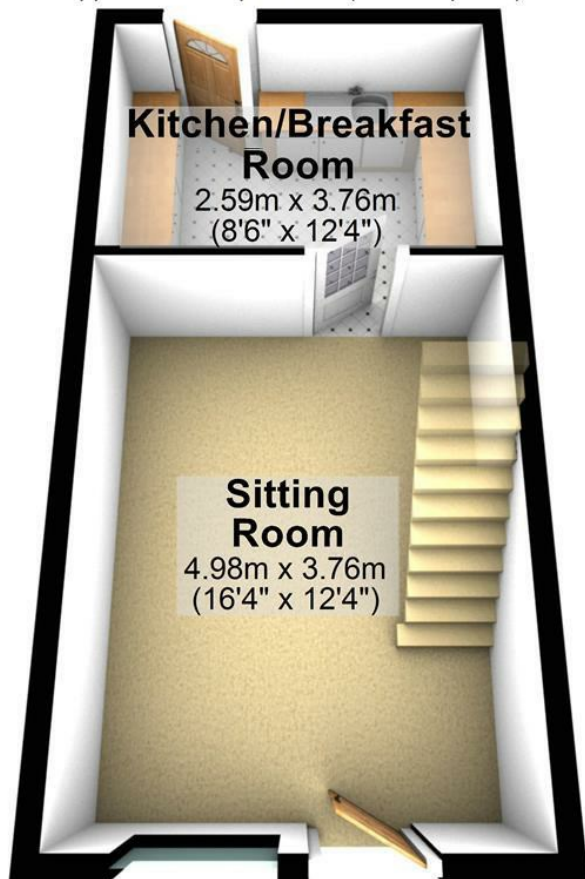
A wrought iron picket gate takes you into the front garden of this lovely home. There is a path leading to the front door and here on the right of the door you will

find a store cupboard. There is a lawn area and pretty flower, shrub and tree borders. A wooden pedestrian gate takes you to the rear garden.



Ground Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



Kitchen/Breakfast Room

2.59m x 3.76m
(8'6" x 12'4")

Sitting Room

4.98m x 3.76m
(16'4" x 12'4")

First Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



Bedroom 2

2.62m x 3.76m
(8'7" x 12'4")

Family Bathroom

2.22m x 1.75m
(7'3" x 5'9")

Landing

2.22m x 1.91m
(7'3" x 6'3")

Bedroom 1

2.63m x 3.76m
(8'8" x 12'4")

Total area: approx. 57.6 sq. metres (620.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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