



Olive

ESTATE AGENTS



Homeland Church Street, Cheddar, Somerset BS27 3RA Offers over £450,000

*** STUNNING AND VERY GENEROUS SIZED SEMI-DETACHED PERIOD PROPERTY *** RARE OPPORTUNITY
*** SOUGHT AFTER LOCATION IN THE VERY HEART OF CHEDDAR *** WALKING DISTANCE TO ALL
AMENITIES, INCLUDING SCHOOLS *** LARGE, IMPRESSIVE ENTRANCE HALL *** FOUR DOUBLE
BEDROOMS *** MASTER EN-SUITE *** FAMILY BATHROOM *** LOUNGE/DINER *** SEPARATE SITTING
ROOM *** DOWNSTAIRS CLOAKROOM *** KITCHEN/DINER *** PERIOD FEATURES *** WELL PRESENTED
GARDEN *** OFF STREET PARKING *** VIEWING STRONGLY RECOMMENDED *** EPC D *** COUNCIL TAX
BAND D ***

Entrance Porch

Access to the property is via a solid wooden door with inset glazed panels and another half moon glazed panel above that. This leads straight into a porch which has a ceiling light, wooden flooring, glazed door leading straight into the main hall.

Hall

The impressive hall has three ceiling lights, radiator, textured ceiling to one end and wood beams and texture ceiling beyond that, solid wooden flooring, wooden doors leading to the sitting room, the main lounge, the downstairs cloakroom and the kitchen, stairs leading to the first flooring landing. There is also a built in wooden cupboard, perfect for cloaks storage.

Lounge/Diner

24'6 x 12'7 (7.47m x 3.84m)

A dual aspect room with uPVC double glazed sliding slash windows to the front and wooden glazed double doors leading out to the rear patio, ceiling light, wooden beams, two radiators, wood flooring, picture rail, cast iron wood burning stove with a wooden outer mantel surround sat on a stone hearth. To the dining end are two feature built in wooden cupboards with a glazed wooden cupboard above, two wall lights.

Sitting Room

12'8 x 12'6 (3.86m x 3.81m)

A lovely light and airy front aspect room with a uPVC double glazed sliding sash window, ceiling light, radiator, wooden flooring, cast iron fireplace sat on a slate hearth, picture rail.

Kitchen

14'2" x 14'0" (4.34m x 4.27m)

The kitchen is a rear aspect room with two uPVC double glazed windows looking over the rear garden, two ceiling lights, tiled flooring, radiator. The kitchen has been fitted with solid wooden base units with a wooden rolled edge work surface over, inset Belfast sink with a mixer tap over, space for a dish washer and a washing machine, space for a cooker, space for a tall fridge freezer, and space for a dining table and chairs, wall mounted Worcester gas combination boiler, a uPVC double glazed door with inset glass panels leading out into the back garden.

Cloakroom

The downstairs cloakroom is a side aspect room with an obscure uPVC double glazed window, tiled flooring, ceiling light, low level WC, wash hand basin with a built in cupboard underneath, tiled splash-backs and an original wooden beam, radiator.

Landing

The landing has a rear aspect glazed window overlooking the rear garden, two original wooden beams, radiator, ceiling light, wooden doors leading to the family bathroom and bedroom three, airing cupboard, two steps taking you to bedrooms one, two and four.

Bedroom One

12'5 x 11'3 (3.78m x 3.43m)

A front aspect room with a uPVC double glazed sliding sash window, ceiling light, radiator, laminate wooden flooring, steps leading to an en suite bathroom.

En-Suite

8'7 x 4'9 (2.62m x 1.45m)

A side aspect room with a uPVC obscure double glazed window, wooden flooring, low level WC, wash hand basin, a fully tiled separate enclosed shower with a built in mains power shower, wooden door leading to an airing cupboard housing the hot water tank with shelving.

Bedroom Two

9'10 x 8'10 (3.00m x 2.69m)

A front aspect room with a uPVC double glazed sliding sash window, ceiling light, radiator, stripped wooden flooring, large built in wardrobes with sliding wooden doors, television point.

Bedroom Three

10'4 x 10'4 (3.15m x 3.15m)

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

Bedroom Four

12'5 x 10'3 (3.78m x 3.12m)

A front aspect room with a uPVC double glazed sliding sash window, ceiling light, radiator, stripped original wood flooring.

Family Bathroom

10' x 5' (3.05m x 1.52m)

A fully tiled rear aspect room with an obscure uPVC double glazed window, ceiling light, stripped and stained wooden flooring, low level WC, pedestal wash hand basin, a panel enclosed bath, mixer taps, concertina style shower screen door, radiator.

Outside Rear

The back garden has a patio area and beyond that a shingle stone area both perfect for a table and chairs. Enclosed by original stone walls, there is a lawn area, flower shrub and tree boarders, wooden double gates giving access to park two vehicles. To the side of the house is a good size lean to built in wooden store shed with shelving.

Outside Front

A wrought iron gate gives access to the property and a pathway takes you to the front door and the door to an outdoor storage area. There is an ornate wrought iron and wooden structure canopy along the length of the property. The front garden is enclosed by an original stone with well established tree and hedge boarders.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1550 ft²
Reduced headroom
16 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

