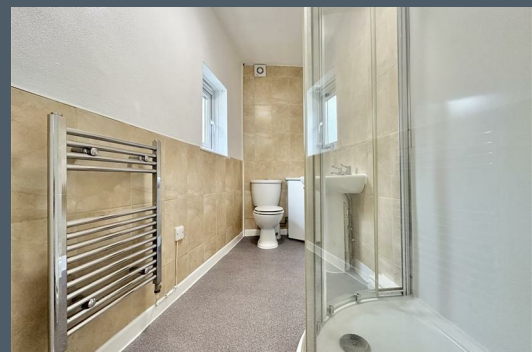
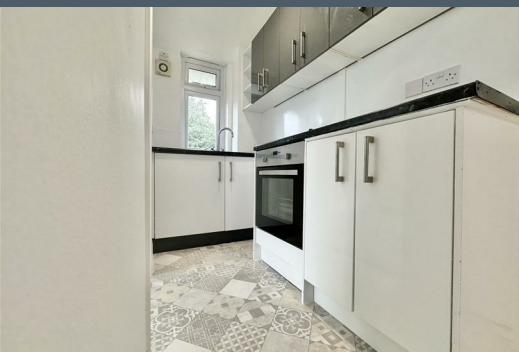


LAUREL & WYLDE

ESTATE AGENTS



Flat 2 Birch Hill House Birch Hill, Cheddar, BS27 3JJ £160,000

*** TWO BEDROOM APARTMENT *** CONVENIENTLY SITUATED AT THE START OF THE GORGE ***
BEAUTIFUL VIEWS OF THE MENDIP HILLS AND UP TOWARDS THE LIPPIAT AND THE GORGE *** NEWLY
DECORATED THROUGHOUT *** KITCHEN *** LOUNGE/DINER *** BEDROOM *** SHOWER ROOM ***
PERFECT BUY YO LET OR FIRST TIME BUYER OPPORTUNITY *** COUNCIL TAX BAND A *** EPC E *** 999
YEAR LEASE WITH A 25% SHARE OF THE FREEHOLD ***

Entrance

Is via a wooden door, straight into a hallway, which has a side aspect UPVC double glazed window and opening into the kitchen area.



Sitting Room

9'11 x 9'9 (3.02m x 2.97m)

Is a side aspect room with a UPVC double glazed window, ceiling light, wall mounted electric heater.



Kitchen

15'4 x 4'7 (4.67m x 1.40m)

Vinyl flooring, loft hatch giving access to roof space, ceiling light, fitted with base and eye level units with rolled edge work surface over, cooker with an electric four ring hob with extractor fan over, a side aspect UPVC double glazed window, doors to bedrooms one, two and the lounge.



Bedroom One

10'3 x 8'7 (3.12m x 2.62m)

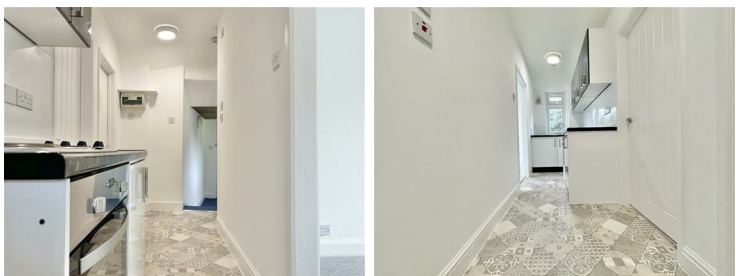
Is a front aspect room with a UPVC double glazed window offering great views towards the Mendips and the start of the Gorge, ceiling light, wall mounted electric heater, television point.



Bedroom Two

10'7 x 8 (3.23m x 2.44m)

A front aspect room with a UPVC double glazed window offering the same views, ceiling light, wall mounted electric heater.





Shower Room

Side aspect UPVC double glazed window, ceiling light, ceiling fan, vinyl flooring, ladder style radiator, low level WC, wash hand basin, step in shower enclosure housing an electric shower system.



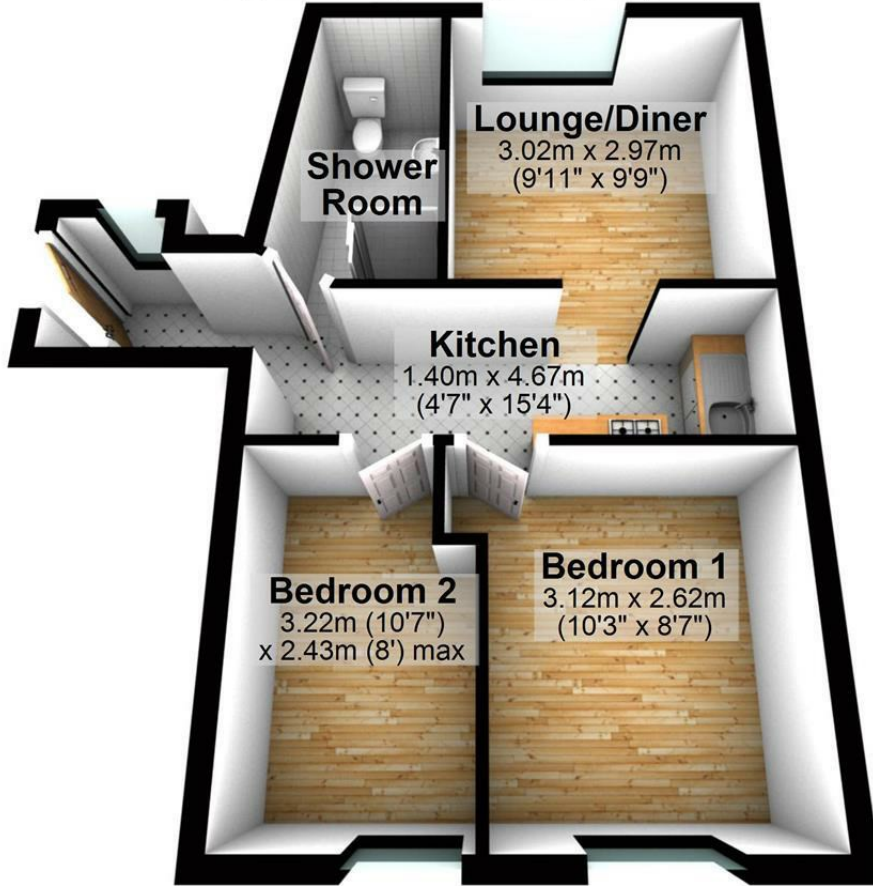
Agents Note

Occupying an enviable position In Cheddar looking directly up the Gorge where you can walk to a wine bar, cocktail bar, shops and many fantastic cafes, takeaways and restaurants including an outstanding Italian and Thai restaurant. Cheddar itself boasts some iconic breathtaking walks, including Jacobs ladder, Black Down and the Strawberry line walks to name but a few.

Birch Hill house has two first floor Apartments that are securely accessed around the back of the property up a set of steps to an outer door which leads to a hallway. The apartments are both accessed from the hallway. Leasehold 999 years with a 25% share of the freehold. Details to be confirmed by the vendor.

Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



Total area: approx. 37.9 sq. metres (407.6 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	