

## Plot 17, 6 Steart Bushes Wedmore Road, Cheddar, BS27 3ED

### £369,000

\*\*\* STUNNING 4 BEDROOM SEMI DETACHED NEW BUILD \*\*\* ROSA DESIGN - 1345 SQ FT \*\*\* CONTEMPORARY LIVING SPACES \*\*\* MODERN HANDLESS KITCHEN UNITS WITH INTEGRATED APPLIANCES AND RECESSED SPOTLIGHTS AND LED UNDER COUNTER LIGHTING \*\*\* MODERN BATHROOM SUITE WITH HIGH QUALITY CHROME FITTINGS \*\*\* EN SUITE TO THE MAIN BEDROOM \*\*\* AIR SOURCE HEAT PUMP \*\*\* ZONED UNDERFLOOR HEATING ON THE GROUND FLOOR \*\*\* LOW ENERGY LED LIGHTING THROUGHOUT \*\*\* SUPERFAST FIBRE-OPTIC BROADBAND \*\*\* POD POINT ELECTRIC VEHICLE CHARGING POINT \*\*\* 10 YEAR GUARANTEE \*\*\* LOW CARBON, ECO FRIENDLY LIVING \*\*\* OFF STREET PARKING \*\*\* IDEAL CENTRAL LOCATION IN CHEDDAR WITHIN WALKING DISTANCE TO ALL SCHOOLS AND LOCAL AMENITIES \*\*\* EPC RATING A \*\*\*

This exclusive development in Cheddar has only 6 remaining plots available out of 21 stunning contemporary low-carbon, eco-friendly houses. Each home has high quality modern fittings in both the kitchen and bathrooms. With energy efficient air source heat pumps, owners can enjoy the benefit of reduced energy bills.

*'Incentives towards legal fees and stamp duty' \* terms and conditions apply*



Lounge/Diner/Kitchen/Family Room



Bedroom Two



Bedroom Three



Cloakroom



Bedroom Four





Family Bathroom



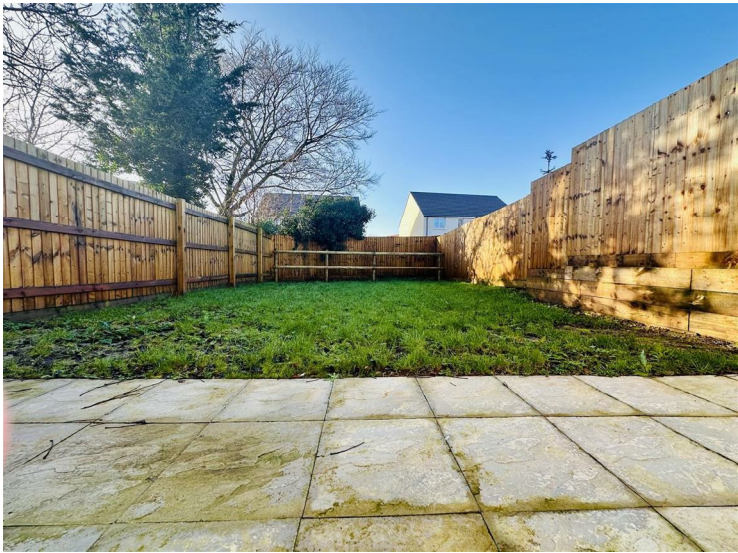
Master Suite



En Suite



Rear Garden

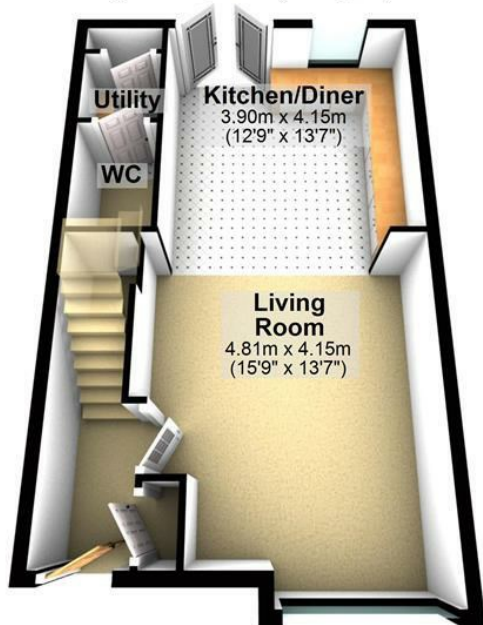






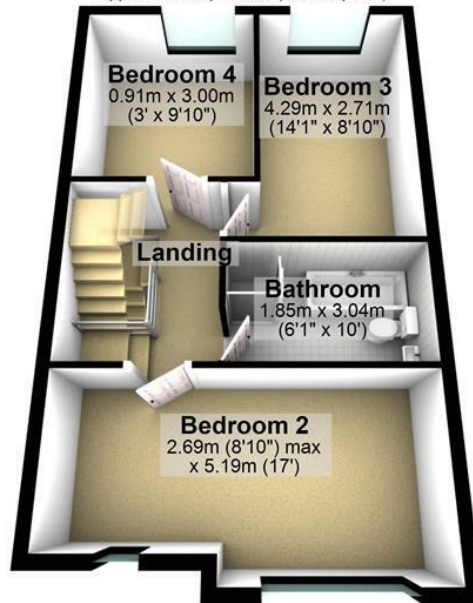
### Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



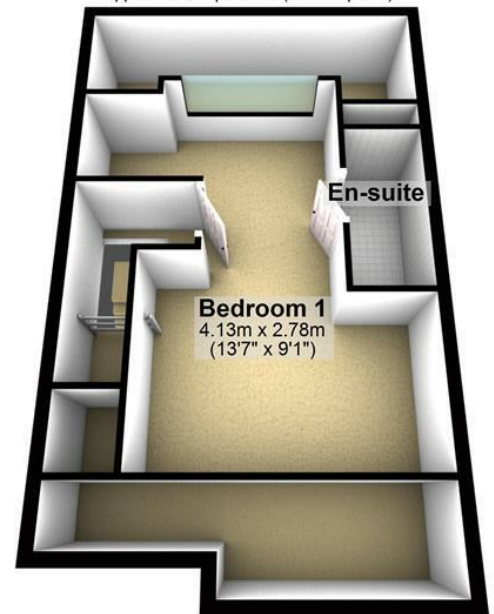
### First Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



### Second Floor

Approx. 49.8 sq. metres (536.3 sq. feet)



Total area: approx. 146.1 sq. metres (1573.0 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          | 92                      | 92        |
| (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 |           |