



# Olive

ESTATE AGENTS



## 10 Ozark Road, Cheddar, BS27 3GG £335,000

\*\*\* BEAUTIFULLY PRESENTED 3 BEDROOM SEMI DETACHED HOME \*\*\* WALKABLE DISTANCE TO CHEDDAR RESERVOIR \*\*\* THREE CAR PARKING SPACES ON DRIVEWAY \*\*\* ELECTRIC CAR CHARGER POINT \*\*\* KITCHEN/DINER \*\*\* EN-SUITE \*\*\* WALKING DISTANCE TO LOCAL AMENITIES AND SCHOOLS \*\*\* JUST MOVE IN AND UNPACK \*\*\* EPC B \*\*\* COUNCIL TAX BAND D \*\*\*

## Entrance

Access to the property is via a UPVC composite door with an inset glass panel, this leads straight into the hallway.

## Hallway

Hallway has laminate flooring, ceiling light, radiator, doors to living room, downstairs WC, and the Kitchen. Stairs leading to first floor landing.



## Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, radiator, low level wc, wash hand basin.



## Living Room

Front aspect room with a UPVC double glazed bay window, ceiling light, radiator.

## Kitchen/Dining Room

A rear aspect room with UPVC double glazed window and double glazed French doors leading out to the rear garden, kitchen has views other towards Cheddar Gorge and the Mendips, ceiling light and ceiling spotlights, radiator. Kitchen has been fitted with a range of base and eye level units with a rolled edge marble effect work surface, space for fridge freezer, space for washing machine, space for dishwasher, eye level cooker, four ring gas hob with extractor fan above, kitchen also houses the Ideal combi boiler system. Also a door to the understairs storage cupboard.



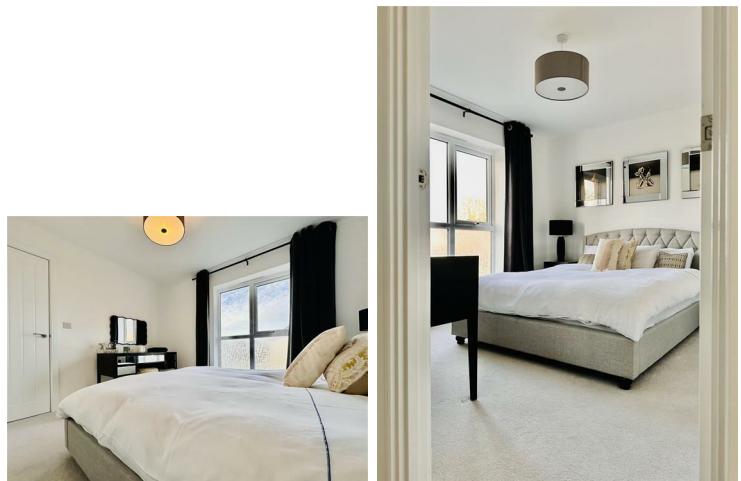
### Bedroom One

A front aspect room with a large UPVC double glazed window, partially obscure, ceiling light, radiator, door to the en-suite shower room.



### Landing

Side aspect obscure double glazed window, ceiling light, loft hatch giving access to roof space, doors to bedrooms one, two, three, family bathroom and two storage cupboards.



### En-suite

Ceiling spotlights, vinyl flooring, low level WC, wash hand basin, chrome heated towel rail, shower cubicle with mains shower.



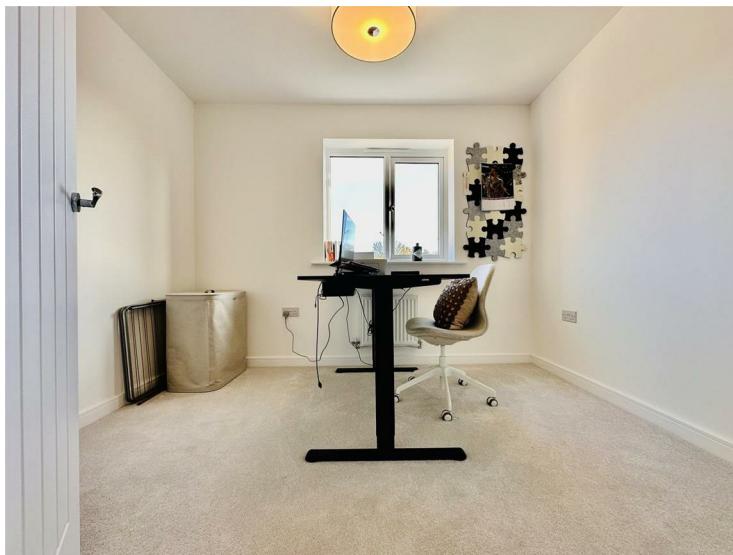
### Bedroom Two

Rear aspect room with UPVC double glazed window, offering lovely views over towards Cheddar Gorge and The Mendips, ceiling light, radiator.



### Bedroom Three

Rear aspect room with UPVC double glazed window, offering lovely views over towards Cheddar Gorge and The Mendips, ceiling light, radiator.



### Rear Garden

Mainly laid to lawn, enclosed to all sides by panel fencing, space for a shed to one corner, patio space for outdoor furniture, pedestrian gate leading to the driveway.



### Front

Driveway space for 3 cars, electric car charge point.

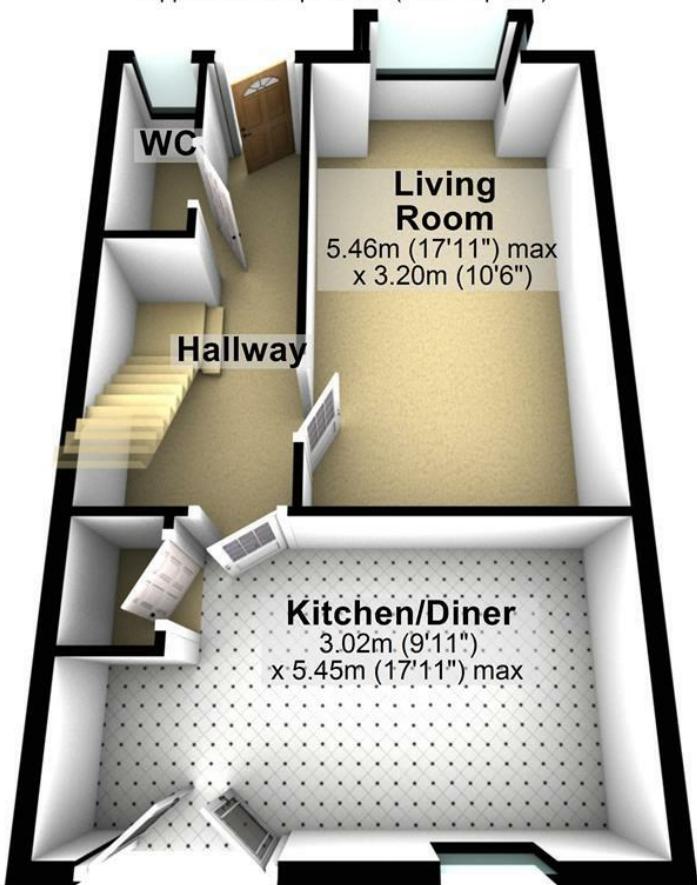
### Family Bathroom

A front aspect room with UPVC obscure double glazed window, Ceiling spotlights, chrome heated towel rail, low level WC, wash hand basin, bath with shower screen to one end with main shower and twin taps.



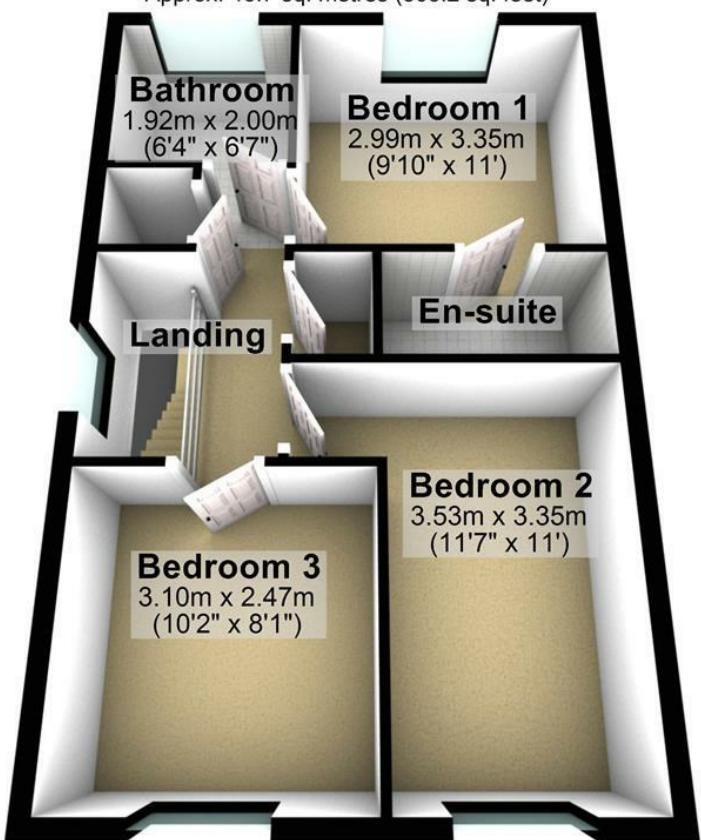
## Ground Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



## First Floor

Approx. 46.7 sq. metres (503.2 sq. feet)



Total area: approx. 94.1 sq. metres (1012.6 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			
EU Directive 2002/91/EC			
England & Wales		84	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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