



4 Gorge View Terrace Birch Hill, Cheddar, Somerset BS27 3JJ

£300,000

*** THREE BEDROOM END TERRACE *** TUCKED AWAY AND CONVENIENTLY SITUATED *** ONE OF ONLY FOUR BUILT IN 2016 *** BEAUTIFULLY PRESENTED THROUGHOUT *** ** DOWNSTAIRS CLOAKROOM *** LIVING ROOM *** KITCHEN/FAMILY ROOM *** SOUGHT AFTER LOCATION *** SHORT WALKING DISTANCE TO ALL AMENITIES *** LOVELY REAR GARDEN PROVIDING A COMPLETELY PRIVATE SPACE FOR RELAXING *** PEDESTRIAN SIDE ACCESS TO FRONT *** OFF STREET PARKING FOR TWO VEHICLES *** VIEWS OF THE GORGE *** COUNCIL TAX BAND C *** EPC B *** FREEHOLD ***

Entrance



WC



Living Room

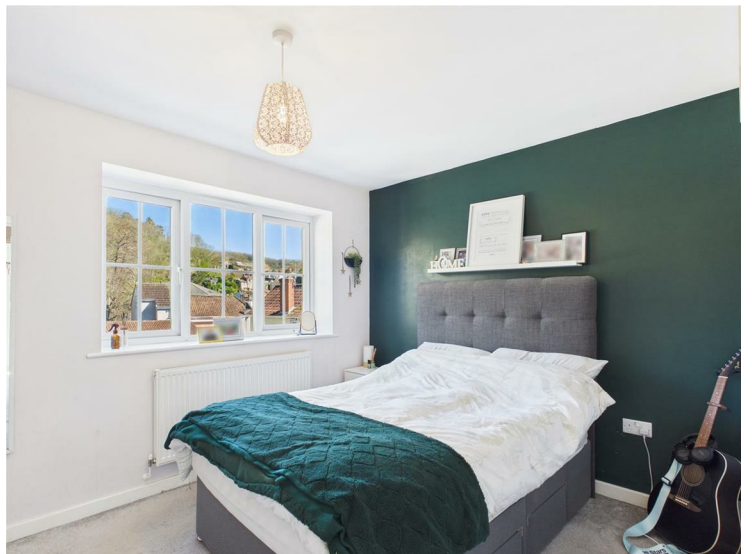


Kitchen





Bedroom One



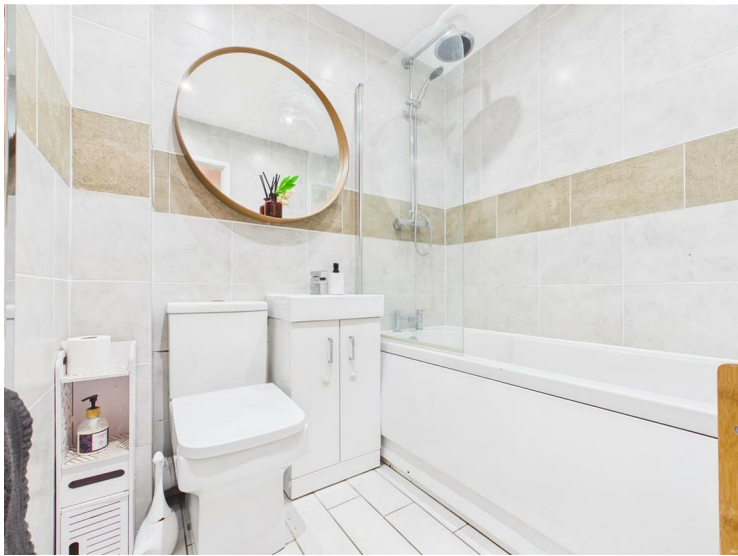
Bedroom two



Bedroom Three



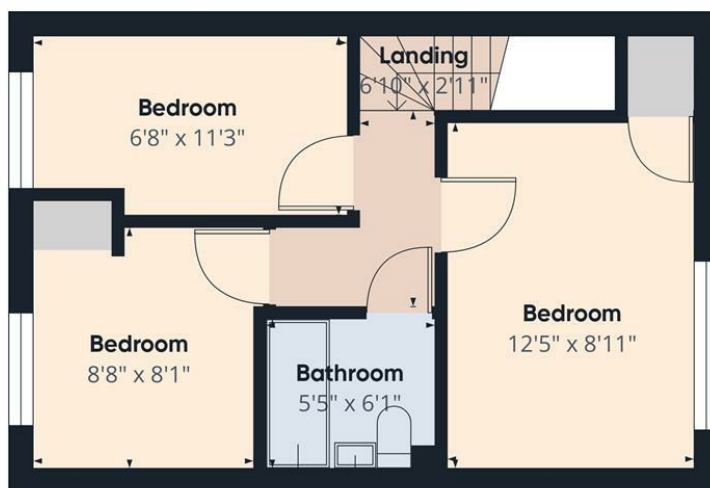
Bathroom



Rear



Floor 0



Floor 1



Approximate total area⁽¹⁾

729 ft²

Reduced headroom

3 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

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		
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