

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 74 West Hay Moor, Cheddar Woods Axbridge Road, Cheddar, BS27 3DB £99,950

\*\*\* THIS BEAUTIFUL LODGE HAS BEEN PRICED FOR A VERY QUICK SALE \*\*\* FABULOUS OPPORTUNITY TO ACQUIRE THIS PATHFINDER MAKE, HIGHVIEW MODEL 42 X 20 \*\*\* 19 YEARS REMAINING ON LICENCE (ends 29/12/2045) \*\*\* FLOODED WITH LIGHT AND STYLISHLY PRESENTED THROUGHOUT \*\*\* WELL APPOINTED KITCHEN \*\*\* UTILITY AREA \*\*\* TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES \*\*\* EN-SUITE TO MAIN BEDROOM \*\*\* BATHROOM \*\*\* INTEGRATED SOUND SYSTEM THROUGHOUT \*\*\* GOOD SIZE SIZED DECKING AREA AND PARKING \*\*\* WONDERFUL ELEVATED POSITION OFFERING THE MOST INCREDIBLE VIEWS \*\*\* GREAT LOCATION WITHIN THE POPULAR CHEDDAR WOODS RESORT \*\*\* BEAUTIFUL WALKS RIGHT ON YOUR DOORSTEP \*\*\* EASY ACCESS TO WELLS, CHEDDAR AND BEACHES IN BURNHAM AND WESTON SUPER MARE \*\*\*

Pitch fees are subject to an annual review each year on 01/11

Annual pitch fee is £8,482 inc vat



Lounge/Dining/Family Room

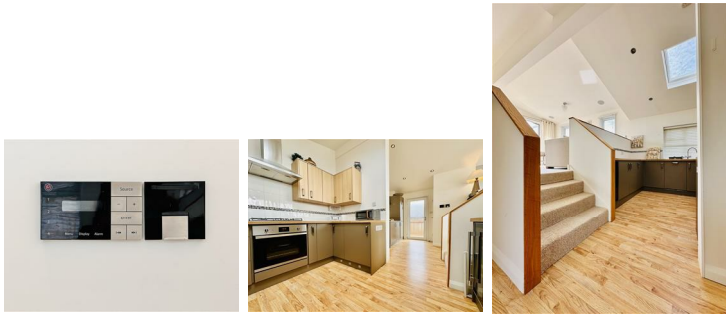


Kitchen



Utility





Master Bedroom



En-Suite



Bedroom Two



Family Bathroom



Balcony/Decking

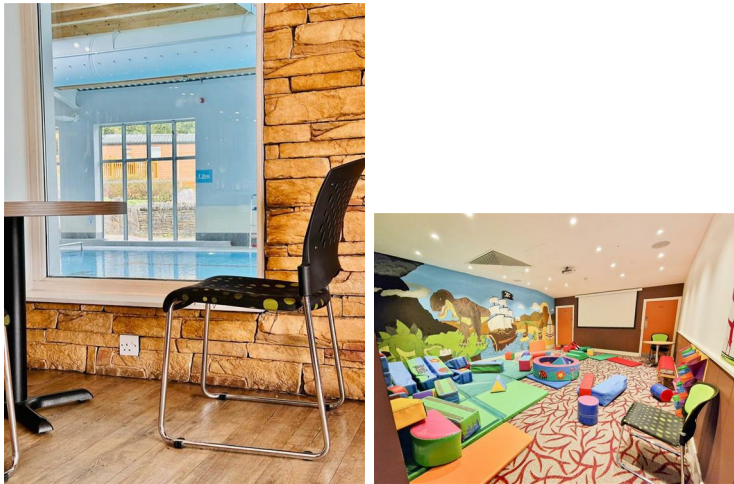


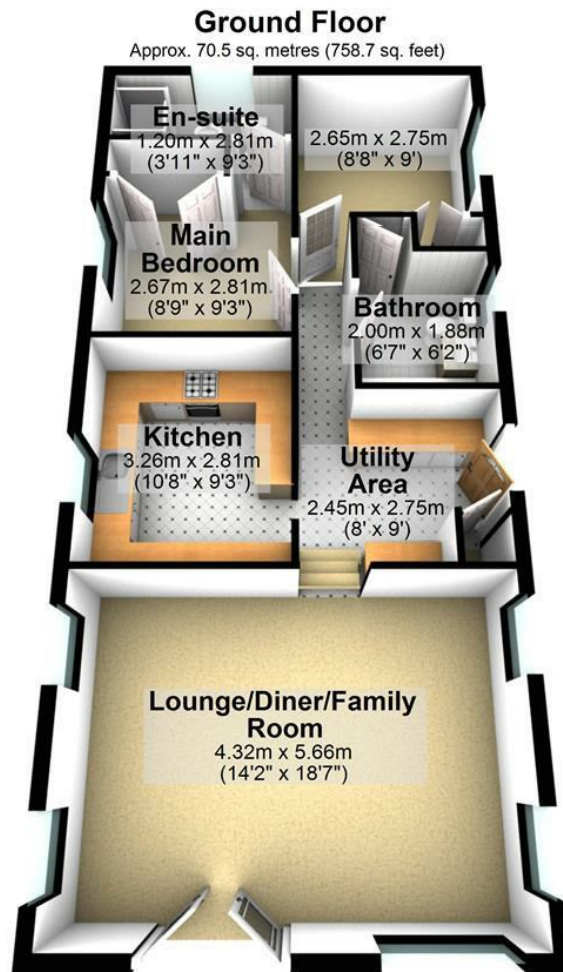
Location





Park Facilities





Total area: approx. 70.5 sq. metres (758.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		