



Olive

ESTATE AGENTS

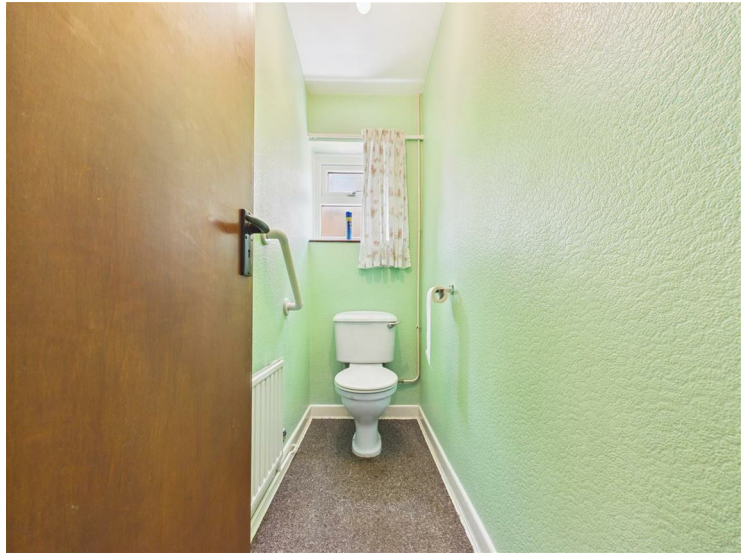


Stansfield Hannay Road, Cheddar, BS27 3BT £550,000

*** WHAT AN AMAZING OPPORTUNITY!! *** DETACHED BUNGLAOW SAT IN APPROX 1 ACRE PLOT IN A FABULOUS LOCATION *** TWO DOUBLE BEDROOMS *** IN NEED OF MODERNISING *** GREAT OPPORTUNITY TO EXTEND (subject to the necessary planning consents) *** TWO DOUBLE BEDROOMS *** GOOD SIZE LIVING ROOM AND KITCHEN *** CONSERVATORY *** PLENTY OF OFF STREET PARKING AND GARAGE *** THIS PROPERTY HAS BEEN IN THE SAME FAMILY SINCE IT WAS BUILT *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND D *** FREEHOLD ***











Approximate total area¹⁾
1256 ft²
Reduced headroom
6 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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