



Olive

ESTATE AGENTS



Old Stables Parsons Pen, Cheddar, BS27 3RE £475,000

*** BEAUTIFUL STONE BUILT DETACHED THREE BEDROOM PROPERTY WITH DIRECT VIEW OF THE CHURCH *** IDEALLY LOCATED IN A HIGHLY DESIRABLE ROAD, RIGHT IN THE VERY HEART OF CHEDDAR *** LARGE ENTRANCE HALL *** LARGE, LIGHT AND AIRY LIVING ROOM - CURRENTLY SET UP AS A LIVING/DINING ROOM WITH DOORS OPENING TO THE CONSERVATORY *** CONSERVATORY *** KITCHEN/BREAKFAST ROOM *** DOWNSTAIRS CLOAKROOM *** UTILITY *** THREE BEDROOMS *** DRESSING ROOM/STUDY OFF THE MAIN BEDROOM - POTENTIAL FOR THIS ROOM TO BE SET AS A BEDROOM FOUR *** DELIGHTFUL WALLED, LOW MAINTENANCE REAR GARDEN *** GARAGE *** WALKING DISTANCE TO ALL SCHOOLS AND LOCAL AMENITIES *** CAR PORT *** GARAGE/WORKSHOP *** OFF STREET PARKING *** EPC to be confirmed *** COUNCIL TAX BAND F *** FREEHOLD ***



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1707 ft²
Reduced headroom
52 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		