



# Olive

ESTATE AGENTS



## Stagleys Church Street, Cheddar, Somerset BS27 3RB £365,000

\*\*\* DETACHED TWO/THREE BEDROOM COTTAGE \*\*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\*\* PLENTY OF CHARM AND CHARACTER \*\*\* IDEAL CENTRAL LOCATION WITHIN RIGHT IN THE VERY HEART OF CHEDDAR \*\*\* LIVING ROOM OPENING TO A DINING AREA \*\*\* RE FITTED KITCHEN \*\*\* LAUNDRY ROOM \*\*\* RECEPTION ROOM 2/BEDROOM 3 \*\*\* LOW MAINTENANCE COURTYARD GARDEN \*\*\* OFF STREET PARKING AREA \*\*\* EPC TBC \*\*\* COUNCIL TAX BAND D \*\*\* FREEHOLD \*\*\*

Front



Living Room



Dining Room





Kitchen



Landing

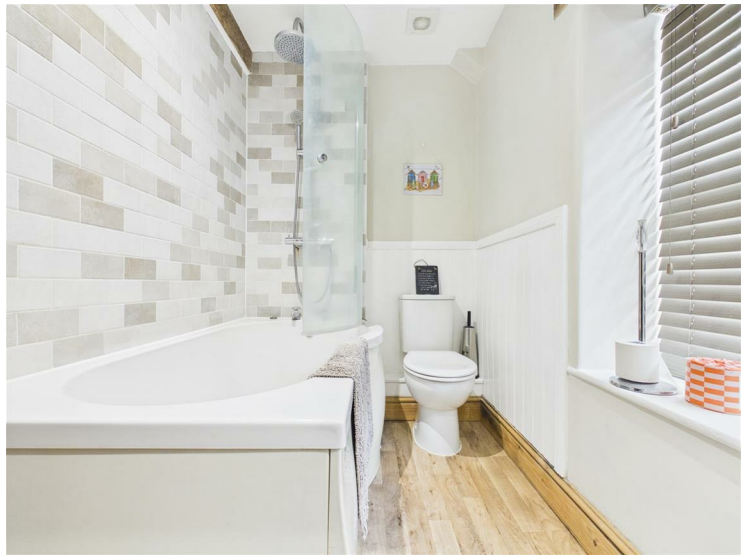


Bedroom One





Bedroom two



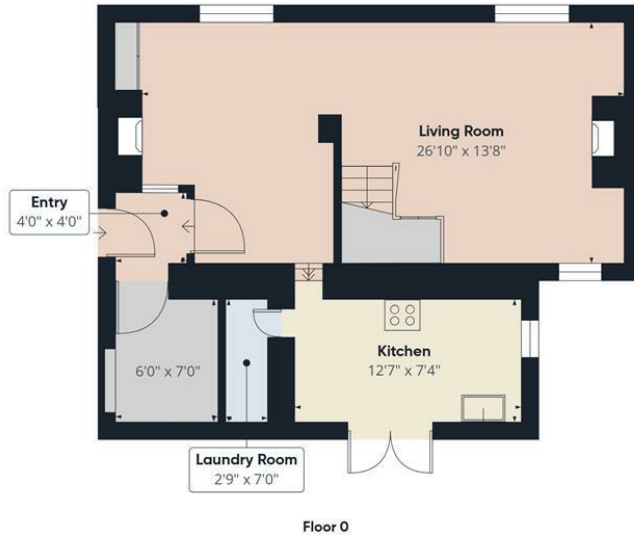
Rear



Bathroom



Parking



Approximate total area<sup>(1)</sup>  
873 ft<sup>2</sup>



(1) Excluding balconies and terraces

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(52-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	