



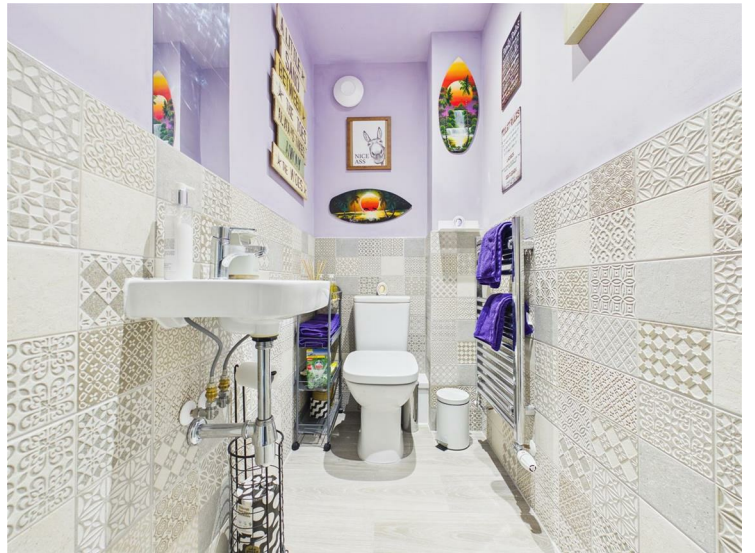
Olive

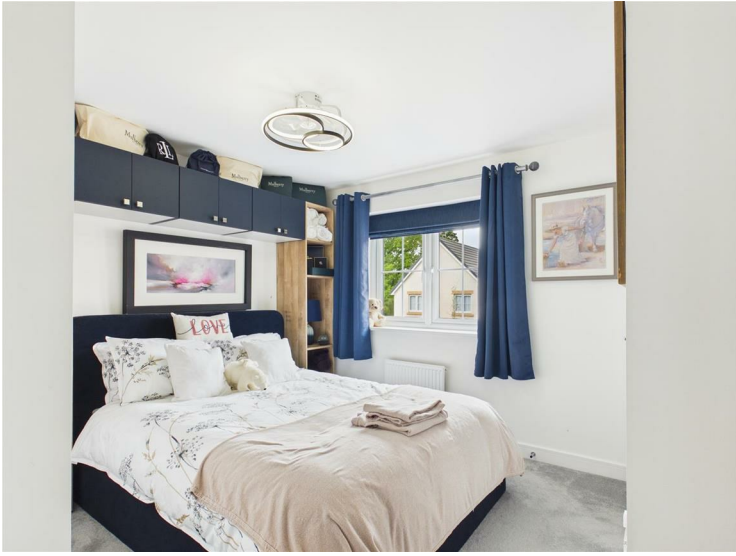
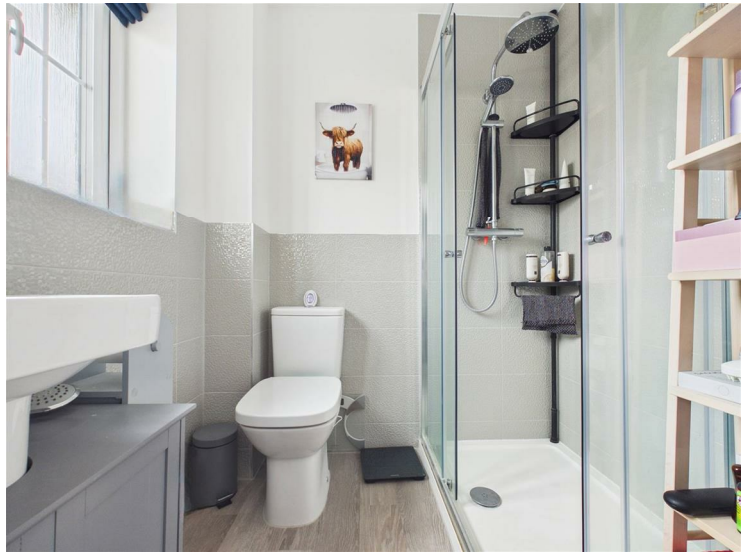
ESTATE AGENTS

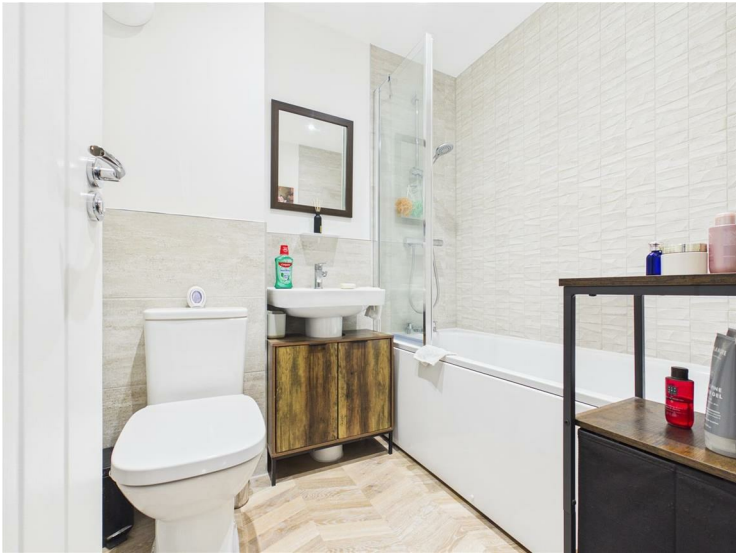


2 Flask Close, Cheddar, Somerset BS27 3EN £335,000

*** BEAUTIFULLY PRESENTED THREE BED SEMI DETACHED *** MANY UPGRADES THROUGHOUT *** SOUTH FACING GARDEN *** LIVING ROOM FEATURING A BESPOKE, LOCALLY CRAFTED CINEMA WALL *** KITCHEN/DINER WITH UPGRADED APPLIANCES *** NEW DOWNSTAIRS FLOORING *** DOWNSTAIRS CLOAKROOM *** EN SUITE TO THE MAIN BEDROOM *** SOLAR PANELS TO THE ROOF *** WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND THE LOCAL SCHOOLS *** EPC B *** COUNCIL TAX BAND D *** FREEHOLD ***

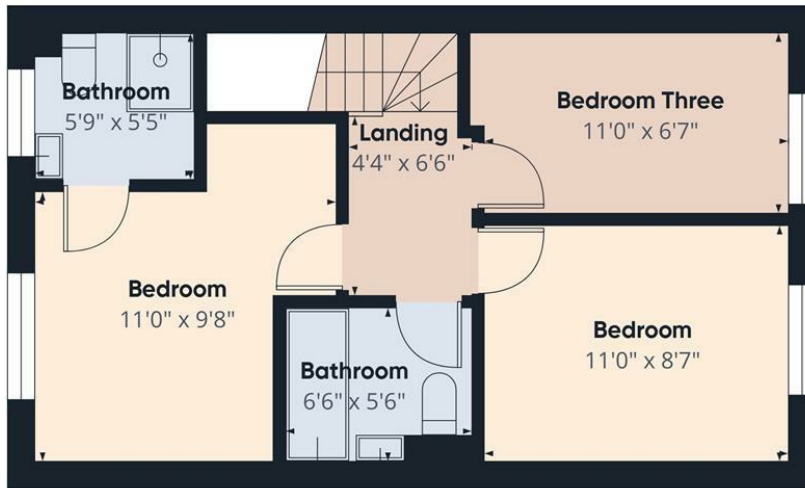








Floor 0



Floor 1



Approximate total area⁽¹⁾
771 ft²

(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		