



# Olive

ESTATE AGENTS



## 11 Felsberg Way, Cheddar, Somerset BS27 3PH £264,000

\*\*\* TWO BEDROOM SEMI DETACHED \*\*\* LOUNGE/DINER \*\*\* KITCHEN/BREAKFAST ROOM \*\*\* FAMILY BATHROOM \*\*\* GOOD SIZE GARDEN \*\*\* LOVELY REAR VIEWS OF THE MENDIP HILLS \*\*\* OFF STREET PARKING FOR 3 CARS \*\*\* PREVIOUS PLANNING IN PLACE TO BUILD A GARAGE \*\*\* DESIRABLE LOCATION THAT IS WALKING DISTANCE TO ALL AMENITIES, INCLUDING SCHOOLS \*\*\* \*\* EPC D \*\*\* COUNCIL TAX BAND C \*\*\* FREEHOLD \*\*\*

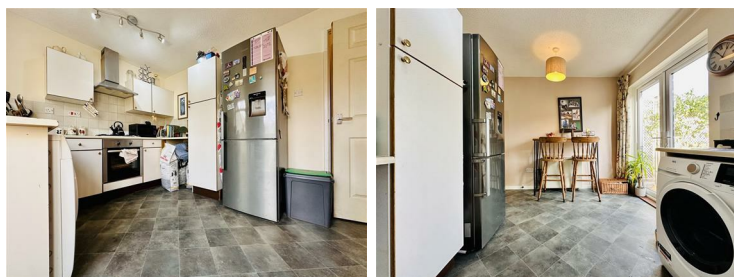
This home is situated in a very quiet cul de sac that is a very short walk away from everything you need! The location is perfect for those who want a lovely view and quiet, yet are central enough to be able walk everywhere.

### Entrance

Access to the property is via a solid wooden door leading straight into the lounge.

### Lounge/Diner

A front aspect room with a UPVC double glazed window, two ceiling lights, two wall mounted electric storage heaters, opening to the Kitchen, and stairs to the first floor landing with under stairs storage cupboard, television point.



### Landing

Has a ceiling light, loft hatch giving access to the roof space, doors to bedrooms one, two and the family bathroom.

### Master Bedroom

Is a rear aspect room with a UPVC double glazed window offering amazing views out towards the Mendip Hills, ceiling light, wall mounted electric storage heater.



### Kitchen/Breakfast Room

Is a rear aspect room with a UPVC double glazed window and sliding patio doors to the garden, vinyl flooring, ceiling strip light, ceiling light, wall mounted electric storage heater. The kitchen has been fitted with a range of base and eye level units with a rolled edge work surface over, one bowl stainless steel sink, space for a washing machine, space for a tall fridge freezer, an oven with a gas four ring hob with extractor hood above, space for a dining room table and chairs.



### Bedroom Two

Is a front aspect room with a UPVC double glazed window, ceiling light, wall mounted storage heater.



### Family Bathroom

Is a side aspect room with an obscure UPVC double glazed window, tile effect vinyl flooring, ceiling light, low level WC, wash hand basin, panel enclosed bath.



### Front

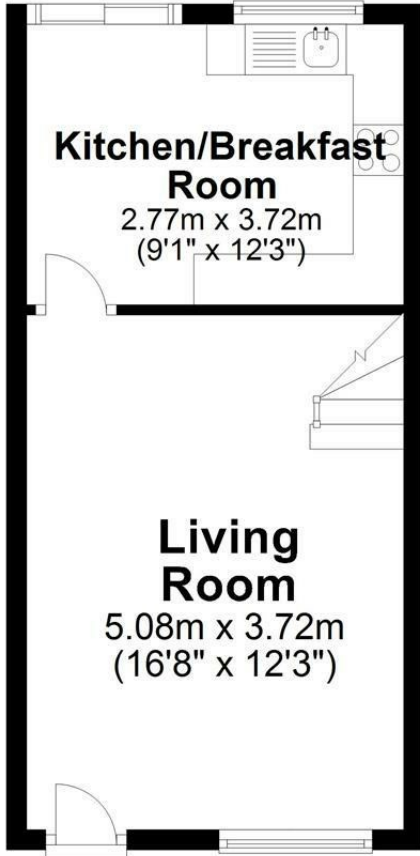
Space for 2/3 Cars, planning in place for a garage.

### Rear Garden

A good size and enclosed by fence panelling, patio area, lawn area, a path which takes you to the side of the property where a wrought Iron gate gives you access to the driveway.

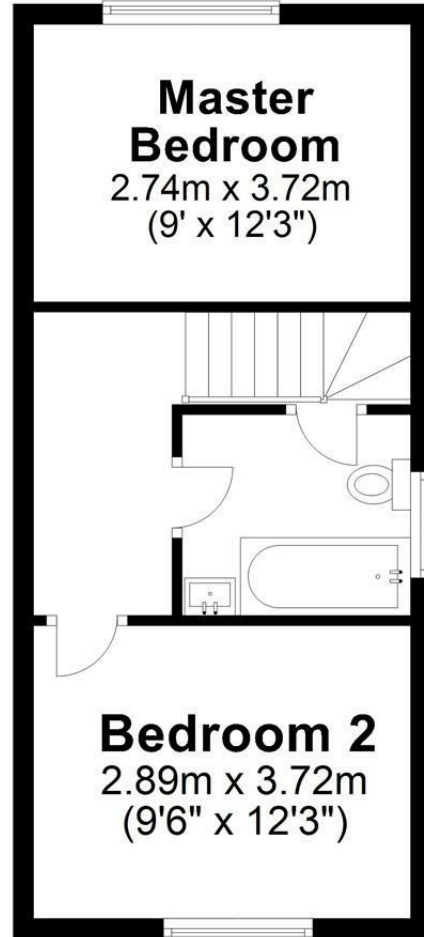
### Ground Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



### First Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 62.5 sq. metres (672.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</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>			
(52-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	