



# Olive

ESTATE AGENTS



## 64 Westhay Moor, Cheddar, Somerset BS27 3DB £165,000

\*\*\* OUTRAGEOUS INVESTMENT OPPORTUNITY \*\*\* EXTREMELY RARE 4 BEDROOM LODGE \*\*\* HIGHEST GROSSING LODGE ON THE SITE FOR AROUND 10 YEARS!!!!!! \*\*\* AROUND 14% YIELD (NET) WHICH IS AMAZING \*\*\* FABULOUS SOUTH FACING DECK WITH ALFRESCO DINING SPACE AND A HOT TUB \*\*\* GENEROUS, ELEVATED PLOT WITH VIEWS TO GLASTONBURY TOR \*\*\* SITUATED AT THE END OF A CUL DE SAC \*\*\* DESIGNATED PRIVATE PARKING \*\*\* WHEELCHAIR ACCESS TO THE FRONT DOOR \*\*\* HUGE KITCHEN / DINING & FAMILY ROOM \*\*\* ENTRANCE VESTIBULE \*\*\* FOUR BEDROOMS \*\*\* THREE BATHROOMS \*\*\* AMPLE STORAGE \*\*\* BUILT BY OAKGROVE IN 2016 (SUPERIOR CONSTRUCTION OF LODGES), A VERY RARE OFFERING THIS ONE \*\*\* NO ONWARD CHAIN \*\*\* NOT FOR FULL TIME RESIDENCE \*\*\* PARK FEES INCLUDED IN PRICE UP TO FEBRUARY 2027 \*\*\* LEASEHOLD \*\*\*





Approximate total area<sup>(1)</sup>  
899 ft<sup>2</sup>  
Balconies and terraces  
210 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) <b>A</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>			
(55-68) <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		

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