



Olive

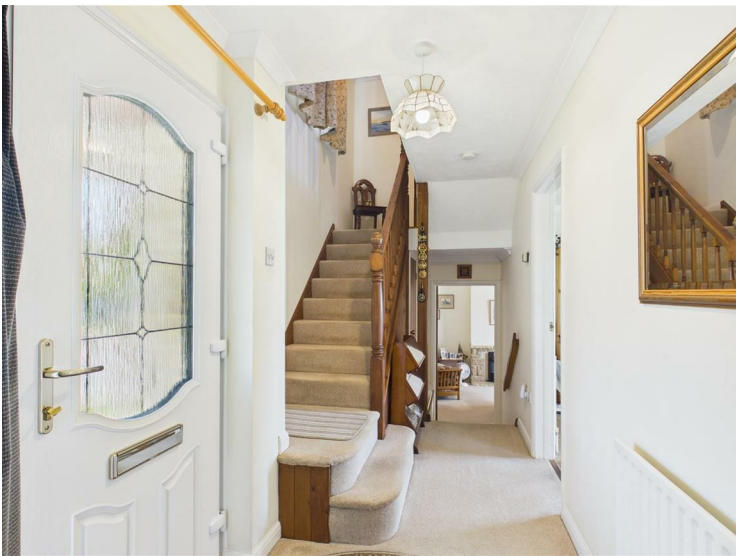
ESTATE AGENTS

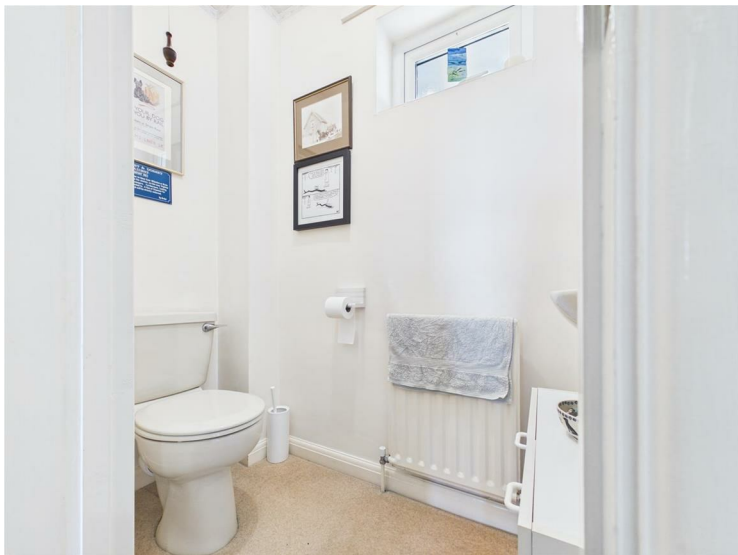
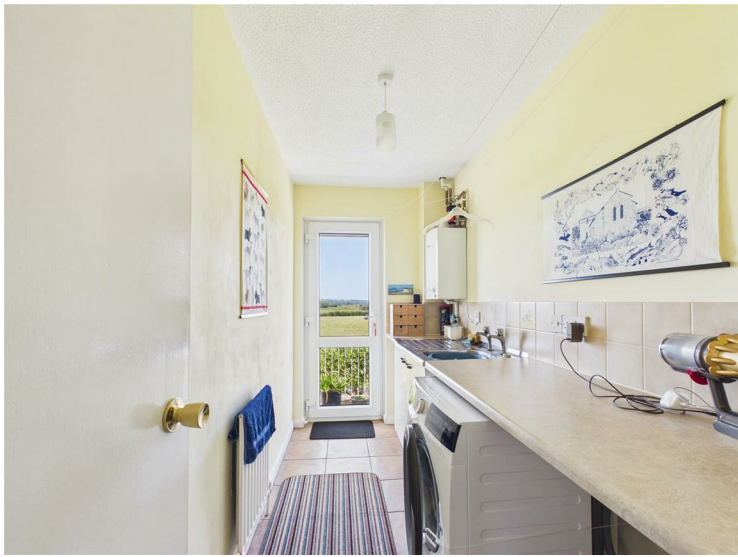


5 Mendip Lea Close, Cheddar, Somerset BS27 3SY £475,000

*** GENEROUS 4 BEDROOM EXTENDED DETACHED HOME *** WELL PRESENTED THROUGHOUT *** ENVIABLE VIEWS TO THE REAR
*** QUIET CUL DE SAC IN A DESIRABLE VILLAGE LOCATION *** DOUBLE GARAGE *** LIVING ROOM *** CONSERVATORY ***
KITCHEN/DINING ROOM *** UTILITY *** DOWNSTAIRS CLOAKROOM *** DINING ROOM *** LARGE STUDY/RECEPTION ROOM ***
EN SUITE TO THE MAIN BEDROOM *** FAMILY BATHROOM *** BEAUTIFUL GARDEN OVERLOOKING FIELDS OFFERING OPEN VIEWS
OF THE MENDIP HILLS AND BEYOND *** EPC to be confirmed *** COUNCIL TAX BAND E *** FREEHOLD ***

This incredibly warm and inviting home offers breathtaking views of The Mendip Hills and idyllic rolling fields. There is a large study which would also be perfect as a guest bedroom 5 or an additional reception room. Whilst in need of some modernising, this property has been very well maintained throughout both inside and out, and is in the perfect position to create a wonderful family home in a peaceful village location.













Floor 0



Floor 1



Approximate total area⁽¹⁾
1716 ft²
Reduced headroom
11 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	

2C Bath Street, Cheddar, Somerset, BS27 3AA
Tel: 01934 742966
enquiries@oliveproperties.uk
oliveproperties.uk

