



Olive

ESTATE AGENTS



24 Felsberg Way, Cheddar, BS27 3PH £171,000

*** BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT WITH THE ADDED BENEFIT OF A LOVELY REAR GARDEN *** LOVELY MODERN KITCHEN AND BATHROOM *** OFF STREET PARKING FOR 2 CARS *** GOOD SIZE REAR GARDEN WITH SIDE ACCESS TO THE FRONT PARKING *** WELL LOCATED IN A POPULAR, QUIET CUL DE SAC NEAR THE CENTRE OF CHEDDAR *** APARTMENTS LIKE THIS IN CHEDDAR RARELY BECOME AVAILABLE *** EPC TBC *** COUNCIL TAX BAND B *** LEASEHOLD ***

999 LEASE FROM 1ST JANUARY 1980
NO CHARGES APPLY

Entrance

Access to the property is via a UPVC door to an entrance porch area which has plenty of cloaks space and opens to the main lounge/diner.

Lounge/Diner

A front aspect room with a UPVC double glazed window, ceiling light, electric heater, space for a dining room table and chairs, door to an inner hallway.



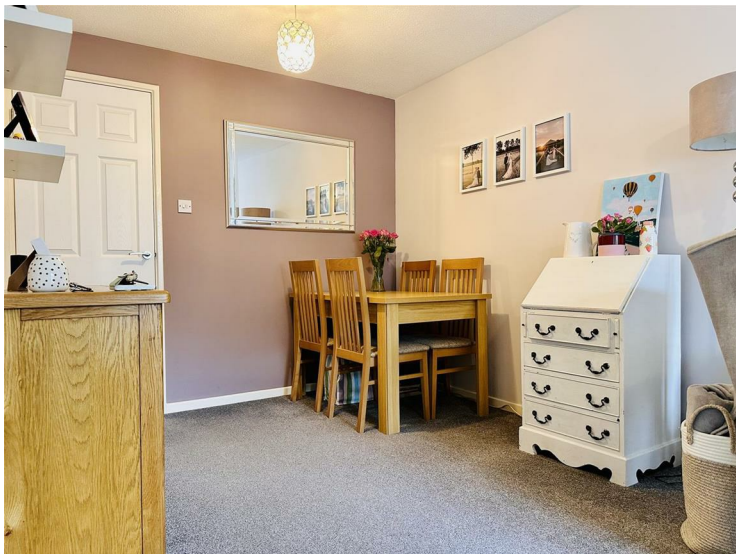
Kitchen

A rear aspect room with a UPVC double glazed window and a door to the rear garden, ceiling, wood effect laminate flooring, cooker with extractor hood over, sink, space and plumbing for a washing machine, space for a fridge/freezer.



Bedroom

A rear aspect room with UPVC double glazed window, ceiling light, electric heater.



Inner Hallway

Has two storage cupboards, one of which houses the water tank, opening to the kitchen and door to the bathroom.

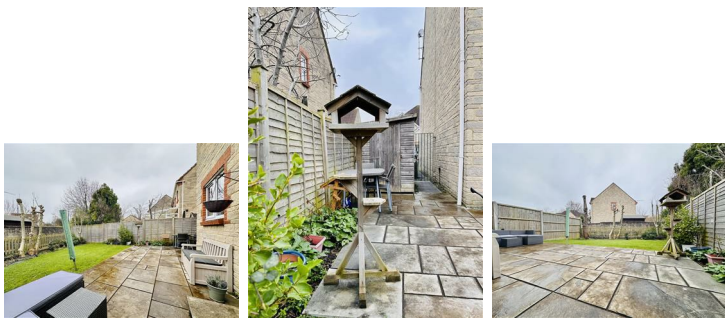
Family Bathroom

Comprises a panel enclosed bath with a shower and a glass shower screen to one end, low level WC, wash hand basin with vanity cupboard underneath, vinyl flooring




Rear Garden

What a beautiful rear garden positioned with the sound of running water at the bottom! A good size with a large patio area and lawn area, flower, shrub and tree borders, pedestrian access to the front of the property,



Front of Property

To the front of the property is driveway parking for up to two cars.

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	