



# Olive

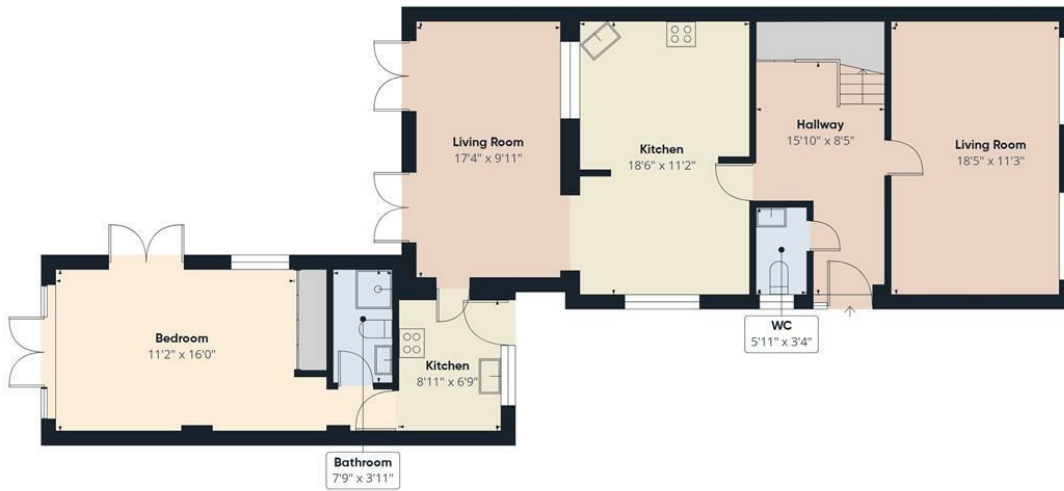
ESTATE AGENTS



## Foxgrove The Hayes, Cheddar, BS27 3AN £610,000

\*\*\*BEAUTIFULLY PRESENTED THROUGHOUT \*\*\* 4 BED DETACHED HOUSE WITH A ONE BED SELF CONTAINED ANNEXE \*\*\* FABULOUS MODERN KITCHEN \*\*\* TWO LIGHT AND AIRY LIVING ROOMS \*\*\* DRESSING ROOM \*\*\* SHOWER ROOM \*\*\* FAMILY BATHROOM \*\*\* GROUND FLOOR CLOAKROOM \*\*\* LARGE METICULOUSLY MAINTAINED AND MANICURED REAR GARDEN, WITH GREEN HOUSE AND TWO SHEDS \*\*\* WALKING DISTANCE TO ALL AMENITIES INCLUDING THE LOCAL SCHOOLS \*\*\* OUTSTANDING LOCATION IN THE HEART OF CHEDDAR \*\*\* COUNCIL TAX BAND D \*\*\* EPC TBC \*\*\*





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1676 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)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	