



Olive

ESTATE AGENTS



5 Old Station Close, Cheddar, BS27 3DF £160,000

*** SPACIOUS ONE BEDROOM GROUND FLOOR GARDEN FLAT *** GOOD SIZE OPEN PLAN KITCHEN/DINING/LIVING ROOM WITH VIEWS OF THE MENDIP HILLS *** BATHROOM *** DOUBLE BEDROOM *** OWN ENTRANCE *** REAR COURTYARD GARDEN WITH GATED PEDESTRIAN ACCESS *** ONE PARKING SPACE *** VIEWS TOWARDS THE GORGE *** WELL LOCATED WITHIN WALKING DISTANCE TO ALL AMENITIES THAT POPULAR CHEDDAR HAS TO OFFER *** EPC D *** COUNCIL TAX BAND A *** LEASEHOLD ***

999 year lease

Night storage heaters

No ground rent payable as joint owners of the freehold

Front of Property



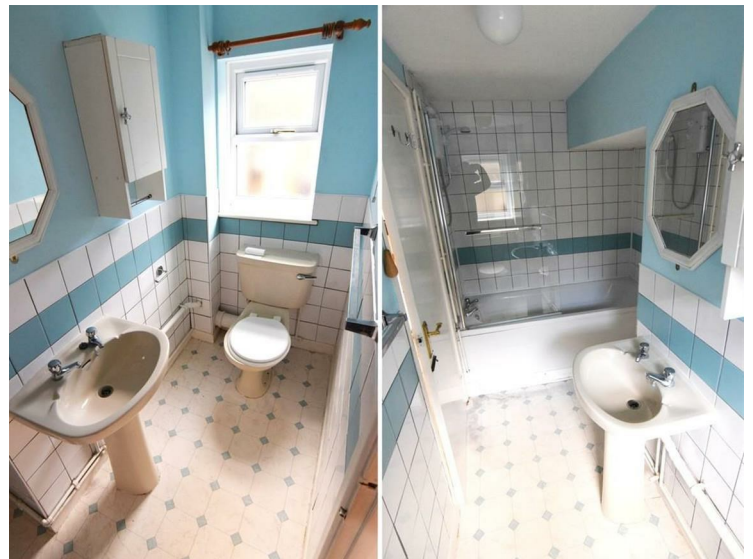
Bedroom
10'2 x 7'8 (3.10m x 2.34m)

Kitchen
13'4 x 6'9 (4.06m x 2.06m)



Bathroom

Lounge/Diner
13'4 x 12'1 (4.06m x 3.68m)

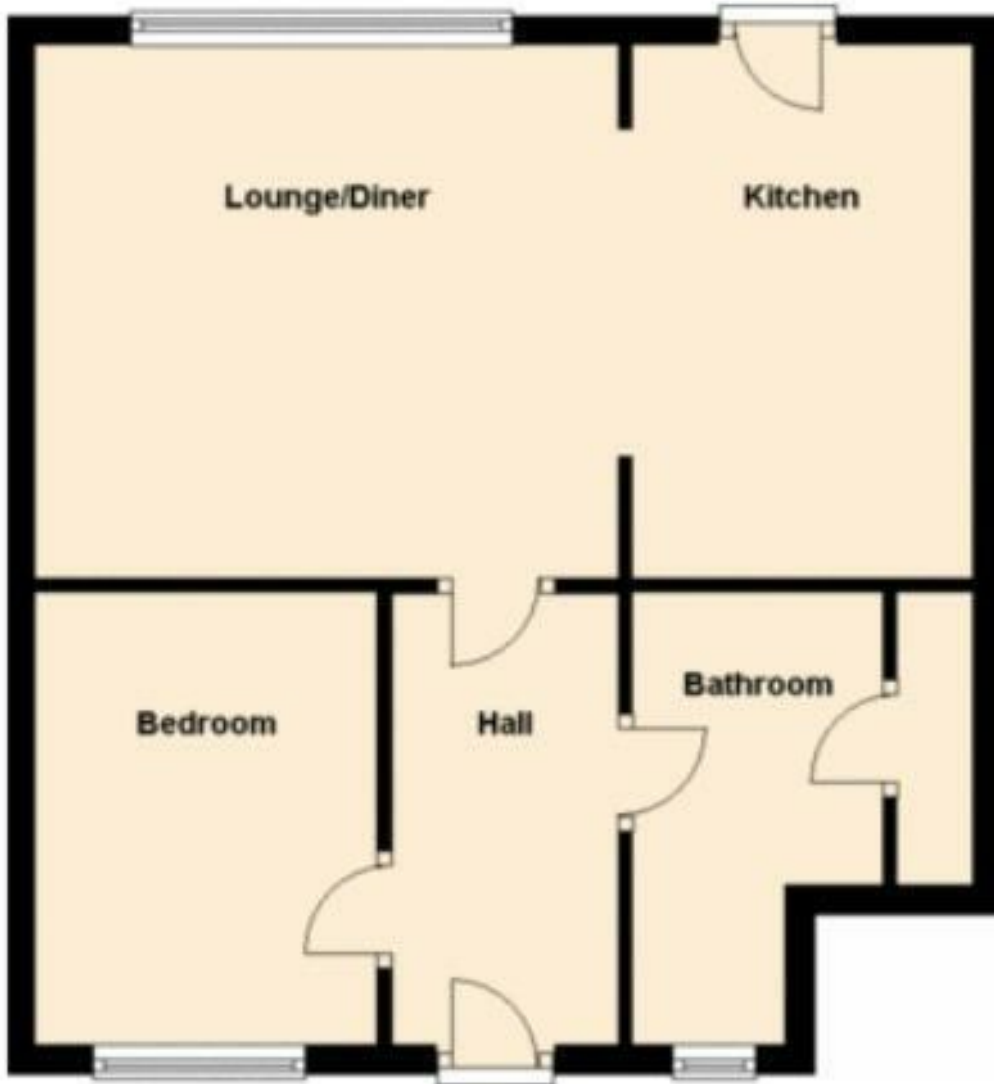


Rear Courtyard Garden



Outside

There is a communal courtyard area with an own entrance door to the flat. The rear garden has views of the Gorge and a rear access pedestrian gate. There is one allocated parking space.



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		61	
	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			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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