



Olive

ESTATE AGENTS



27 Gough Place, Cheddar, BS27 3DJ £308,500

*** LOVELY THREE BEDROOM SEMI DETACHED HOUSE *** LIVING ROOM OPENING TO A DINING AREA
*** MODERN KITCHEN *** FAMILY BATHROOM *** WELL POSITIONED IN A QUIET AND SOUGHT AFTER
CUL DE SAC WITH A SHORT CUT TO THE LOCAL SCHOOLS *** WALKING DISTANCE TO ALL LOCAL
AMENITIES *** COUNCIL TAX BAND C *** EPC TBC *** FREEHOLD ***

Entrance

Is via a UPVC door leading straight into the hallway.

Hallway

The hallway has ceiling light, radiator, door to lounge and stairs to the first floor landing.

Lounge

A lovely light and airy front aspect room with a UPVC double glazed window, ceiling light, wood effect laminate flooring, opening to the dining area.



Kitchen

A rear aspect room with a UPVC double glazed window, ceiling light, cooker with extractor hood above, space and plumbing for a washing machine, sink with mixer tap over, plinth lighting.



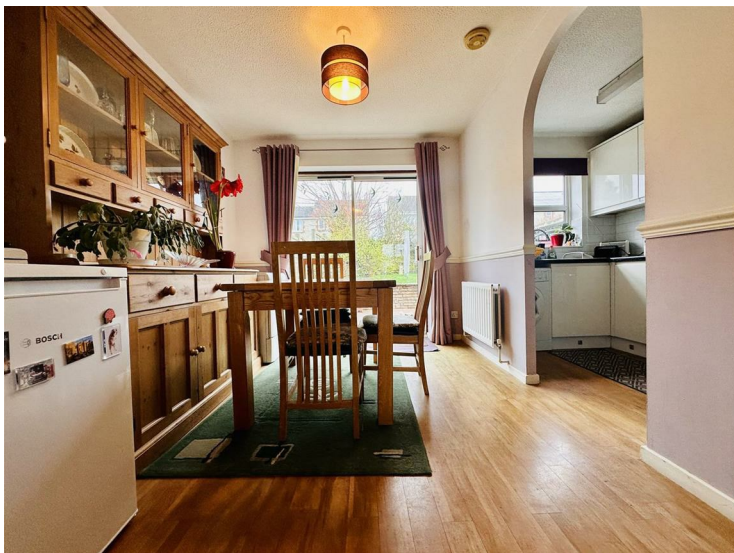
Bedroom One

A front aspect room with a UPVC double glazed window, ceiling light, radiator.



Dining Room

Featuring wood effect laminate flooring, ceiling light, radiator, plenty of space for dining furniture, door to the garden and opening to the kitchen.



Bedroom Two

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Bedroom Three

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Rear Garden

A lovely rear garden with block paved patio and steps leading to a lawn area. There is a shed for storage with separate bin storage to the side. There is side access to the front of the property.



Family Bathroom

A side aspect room with an obscure UPVC double glazed window, ceiling light, vinyl flooring, radiator, pedestal wash hand basin, low level WC, panel enclosed bath with an electric shower to one end.

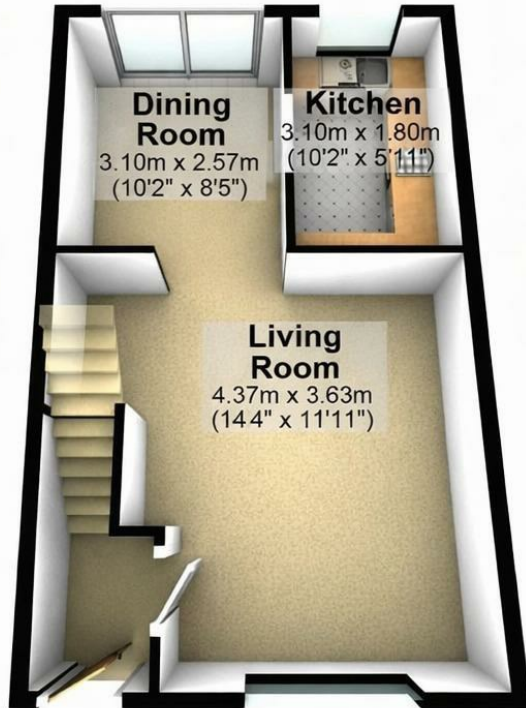


Front of Property

There is a path leading to the front door and driveway parking for 2 cars.

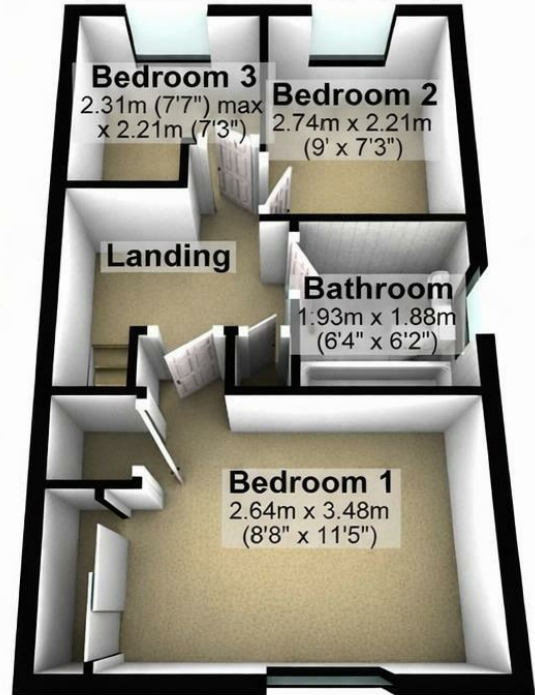
Ground Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



Total area: approx. 75.0 metres (807.0 sq. feet)

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	65	

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		