



# Olive

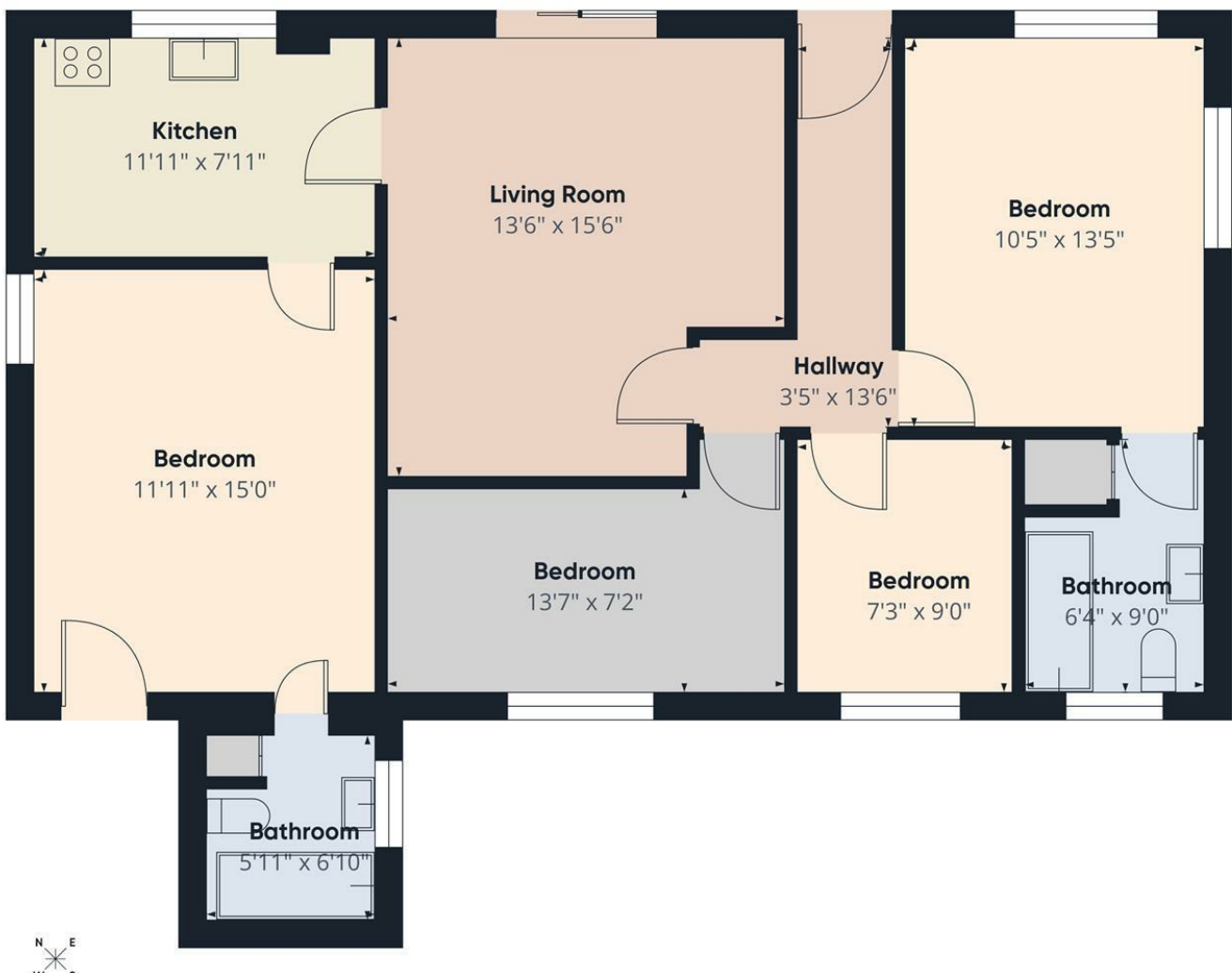
ESTATE AGENTS



## West Side , Cheddar, BS27 3UJ £650,000

\*\*\* DETACHED FAMILY PROPERTY ALONG A VERY QUIET COUNTRY LANE \*\*\* 3.4 ACRES OF LAND WITH LOTS OF PARKING, A DOUBLE GARAGE, A 60FT X 30FT BARN AND A 36FT X 30FT OUTBUILDING \*\*\* PLANNING PERMISSION FOR 1 X STATIC HOME ON SITE \*\*\* FOUR BEDROOMS \*\*\* TWO BATHROOMS \*\*\* SITTING / DINING ROOM \*\*\* KITCHEN \*\*\* NO ONWARD CHAIN \*\*\* EPC E \*\*\* COUNCIL TAX BAND A \*\*\*





Approximate total area<sup>1)</sup>  
942 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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