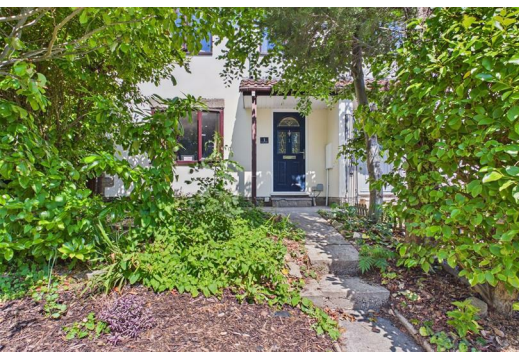




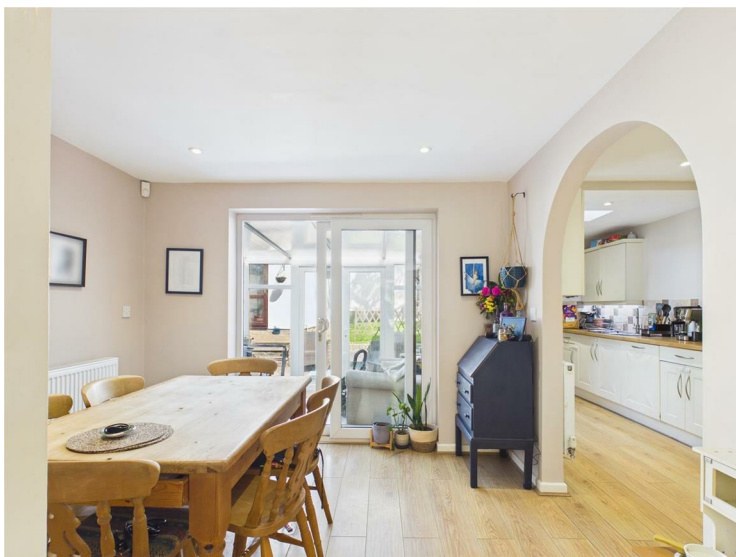
# Olive

ESTATE AGENTS



## 1 Cheddar Fields, Cheddar, BS27 3EF £350,000

\*\*\* SPACIOUS THREE BEDROOM EXTENDED SEMI DETACHED WITH A ONE ROOM DETACHED ANNEXE \*\*\*  
LARGE LIVING ROOM OPENING TO A DINING AREA \*\*\* KITCHEN \*\*\* CONSERVATORY \*\*\* DOWNSTAIRS  
SHOWER ROOM \*\*\* DETACHED ONE ROOM ANNEXE WITH WC PERFECT FOR OFFICE USE OR  
TEENAGER/GUESTS \*\*\* GARAGE \*\*\* OFF STREET PARKING \*\*\* CENTRAL LOCATION WITHIN WALKING  
DISTANCE TO THE CENTRE OF CHEDDAR AND ALL SCHOOLS, CAFES, RESTAURANTS, BARS,  
SUPERMARKETS ETC \*\*\* EPC TBC \*\*\* COUNCIL TAX BAND C \*\*\* FREEHOLD \*\*\*











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
1162 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		