



# Olive

ESTATE AGENTS



## Plot 4, 3 Steart Bushes, Cheddar, BS27 3GR £350,000

\*\* STUNNING 4 BEDROOM SEMI DETACHED NEW BUILD \*\*\* CONTEMPORARY LIVING SPACES \*\*\* MODERN KITCHEN UNITS WITH INTEGRATED APPLIANCES AND RECESSED SPOTLIGHTS AND LED UNDER COUNTER LIGHTING \*\*\* MODERN BATHROOM SUITE WITH HIGH QUALITY CHROME FITTINGS \*\*\* EN SUITE TO THE MAIN BEDROOM AIR SOURCE HEAT PUMP \*\*\* ZONED UNDERFLOOR HEATING ON THE GROUND FLOOR \*\*\* LOW ENERGY LED LIGHTING THROUGHOUT \*\*\* SUPERFAST FIBRE-OPTIC BROADBAND \*\*\* POD POINT ELECTRIC VEHICLE CHARGING POINT \*\*\* 10 YEAR GUARANTEE \*\*\* LOW CARBON, ECO FRIENDLY LIVING \*\*\* OFF STREET PARKING \*\*\* IDEAL CENTRAL LOCATION IN CHEDDAR WITHIN WALKING DISTANCE TO ALL SCHOOLS AND LOCAL AMENITIES \*\*\* EPC RATING A \*\*\*

This exclusive development in Cheddar have only a few plots available out of 21 stunning contemporary low-carbon, eco-friendly houses. Each home has high quality modern fittings in both the kitchen and bathrooms. With energy efficient air source heat pumps, owners can enjoy the benefit of reduced energy bills.

**Entrance Hall**



**Cloakroom**



**Lounge**



**Kitchen/Diner/Family Room**

**Utility Area**



**Main Bedroom**



**Bedroom Three**



**En-Suite**



**Bedroom Four**



**Bedroom Two**



**Family Bathroom**



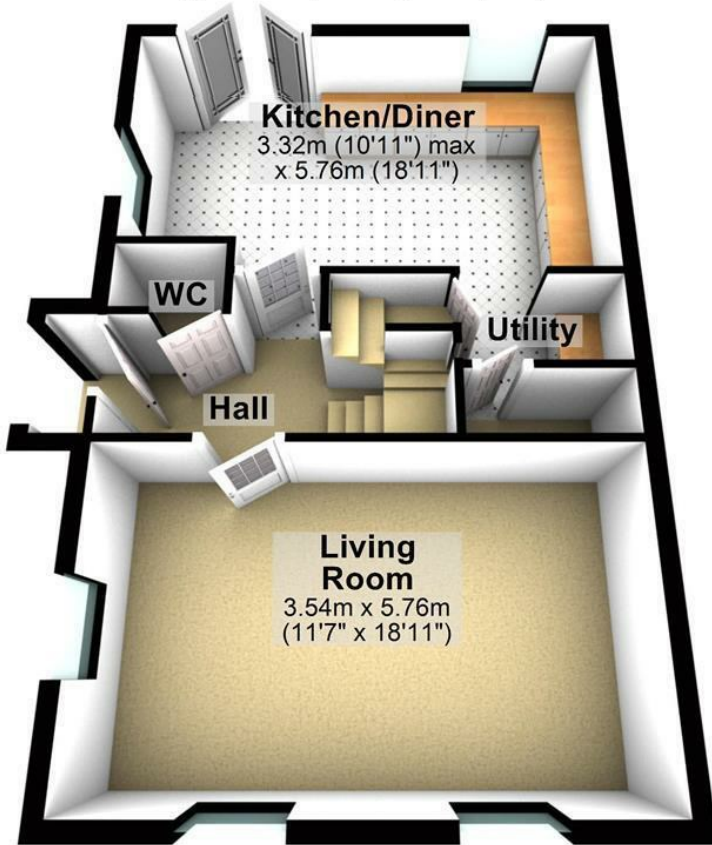
**Rear Garden**

**BS27 3GR**



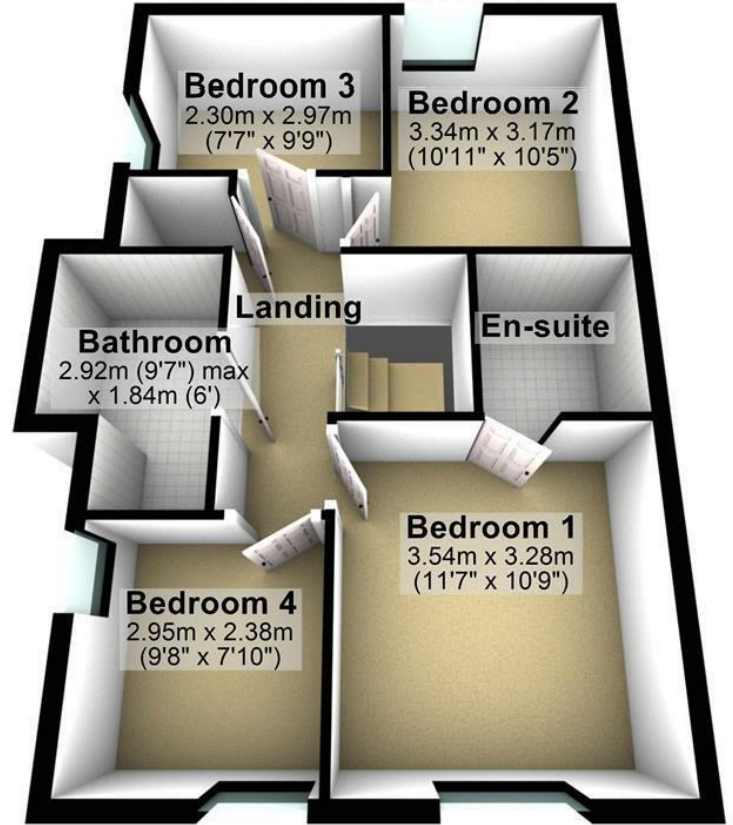
## Ground Floor

Approx. 52.5 sq. metres (565.3 sq. feet)



## First Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



Total area: approx. 105.4 sq. metres (1134.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>92</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>			
(52-68) <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	