



Olive

ESTATE AGENTS



Plot 5, 1 Start Bushes Wedmore Road, Cheddar, BS27 3ED £350,000

*** STUNNING 4 BEDROOM SEMI DETACHED NEW BUILD *** SALIX DESIGN - 1125 SQ FT *** CONTEMPORARY LIVING SPACES *** MODERN HANDLESS 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 has only 6 remaining 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



Lounge



Cloakroom

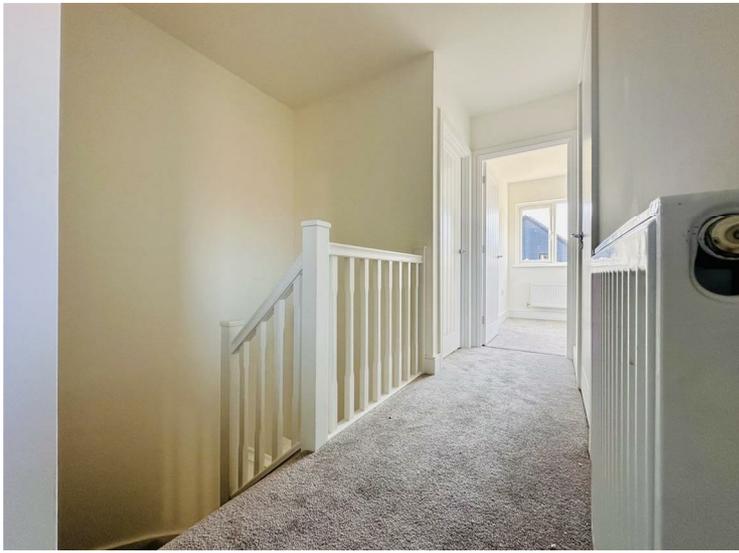


Kitchen/Diner

Utility



Landing



Main Bedroom



Bedroom Three



En-Suite



Bedroom Four



Bedroom Two



Family Bathroom

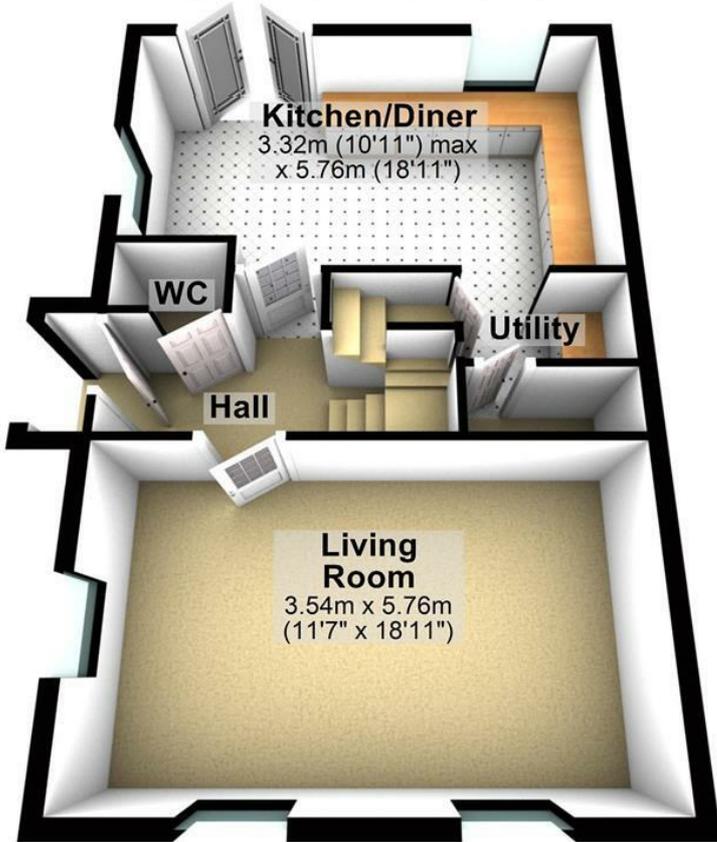


Garden



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)	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 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	