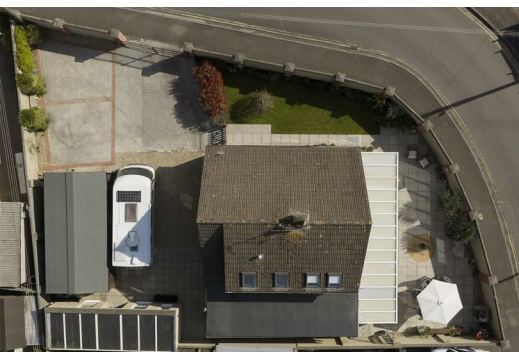




Olive

ESTATE AGENTS



11 Orchard Way, Cheddar, BS27 3JA £525,000

*** RARE OPPORTUNITY TO PURCHASE THIS DELIGHTFUL DETACHED FAMILY HOME IN A GREAT LOCATION IN CHEDDAR *** 4/5 BED DETACHED HOME *** LIVING ROOM *** SECOND RECEPTION ROOM/BEDROOM *** UTILITY ROOM *** THREE BATHROOMS *** SUN ROOM *** LOADS OF OFF STREET PARKING *** LARGE GARAGE *** TWO STORAGE SHEDS *** GOOD LOCATION WITHIN WALKING DISTANCE TO THE CENTRE OF CHEDDAR *** COUNCIL TAX BAND D *** EPC TBC ***

Entrance Hall



Kitchen



Sitting Room



Sun Room



Second sitting Room/Bedroom Five



Ground Floor Bathroom

En-Suite



Bedroom Three

Ground Floor Bedroom One



Bedroom Four



Utility Room



Family Bathroom

Bedroom Two





Rear Garden



Plot



Garage and Out Buildings



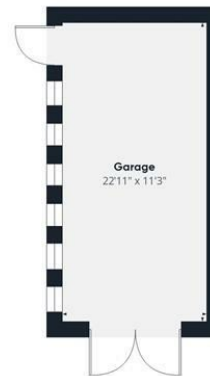
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
2019 ft²
Reduced headroom
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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 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		