



Olive

ESTATE AGENTS



9 Felsberg Way, Cheddar, Somerset BS27 3PH £269,000

*** GORGEOUS 2 BEDROOM SEMI-DETACHED HOME *** AMAZING FIRST TIME BUYERS OPPORTUNITY ***
LIVING ROOM *** RE-FITTED KITCHEN / BREAKFAST ROOM *** TWO DOUBLE BEDROOMS *** RE-FITTED
FAMILY BATHROOM *** ** WELL ESTABLISHED GARDEN WITH AN AMAZING VIEW OF THE MENDIP
VIEWS *** GOOD SIZE BESPOKE SHED FOR STORAGE/OUTDOOR EQUIPMENT *** OFF STREET PARKING
FOR THREE CARS *** IDEAL, QUIET LOCATION TUCKED AWAY IN A SMALL CUL DE SAC WITHIN
WALKING DISTANCE TO THE CENTRE OF CHEDDAR AND ALL AMENITIES AND SCHOOLS *** EPC C ***
COUNCIL TAX BAND C *** FREEHOLD ***

Living Room

16'6 x 11'10 (5.03m x 3.61m)

Access this property through a solid wooden door directly into the living room, where you will find front aspect UPVC double glazed windows, ceiling spotlights and radiator. From the living room there are stairs leading to the first floor landing with a useful under stairs storage cupboard, and a door the kitchen/breakfast room.

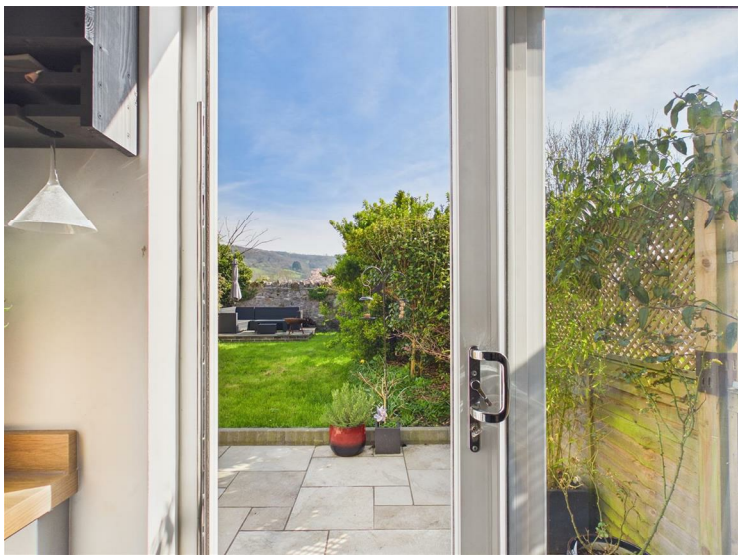


Kitchen/Breakfast Room

11'10 x 9'1 (3.61m x 2.77m)

A rear aspect room with a UPVC double glazed window and double glazed sliding patio doors leading out to the rear garden, with ceiling spotlights, vinyl flooring, and radiator. The kitchen has been fitted with a range of base and eye level units with wooden rolled edge work surfaces, an inset 1 bowl sink with an adjacent drainer and mixer tap, an integrated dishwasher, an integrated stainless steel oven with a matching four ring gas hob and extractor hood over. You will also find space and plumbing for a washing machine and an integrated fridge and freezer, as well as a breakfast bar area with seating space for at least two people.





First Floor Landing

Featuring ceiling spotlights and the loft hatch giving access to roof space, as well doors to the bedrooms one and two, and the family bathroom.

Main Bedroom

11'10 x 9'2 (3.61m x 2.79m)

A rear aspect room with UPVC double glazed windows overlooking the back end of Cheddar with views across the Mendips and towards Cheddar Gorge, with ceiling spotlights and radiator.



Bedroom Two

11'11 x 8'11 (3.63m x 2.72m)

A front aspect room with UPVC double glazed windows, ceiling spotlights and radiator.





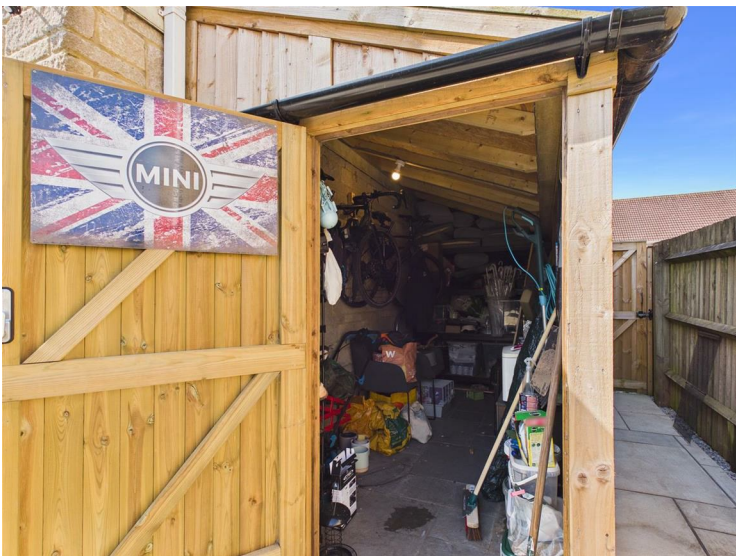
Family Bathroom

Another recent addition to the property with a side aspect obscure UPVC double glazed window, with ceiling spotlights, extractor fan, vinyl flooring, and a useful over stairs storage cupboard, as well as a radiator style towel rail. Suite comprising low level WC, vanity unit incorporating wash hand basin with a chrome mixer tap, and a panel enclosed bath with a tiled surround, glazed shower screen, mixer tap and a mains power shower system over.

Outside

Outside to the front of the property there is a low maintenance garden and driveway providing off street parking for three vehicles, as well as a pedestrian gated access to the rear garden. The rear garden is fully enclosed to all sides with panel wooden fencing and stone walling, with a lawned area and a range of flower and shrub beds and borders, as well as a raised brick built paved patio area suitable for alfresco dining.





Ground Floor
Approx. 29.6 sq. metres (318.6 sq. feet)



First Floor
Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 62.5 sq. metres (672.4 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		75	81
	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		