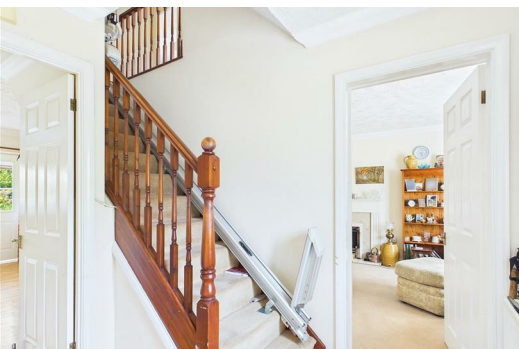




Olive

ESTATE AGENTS

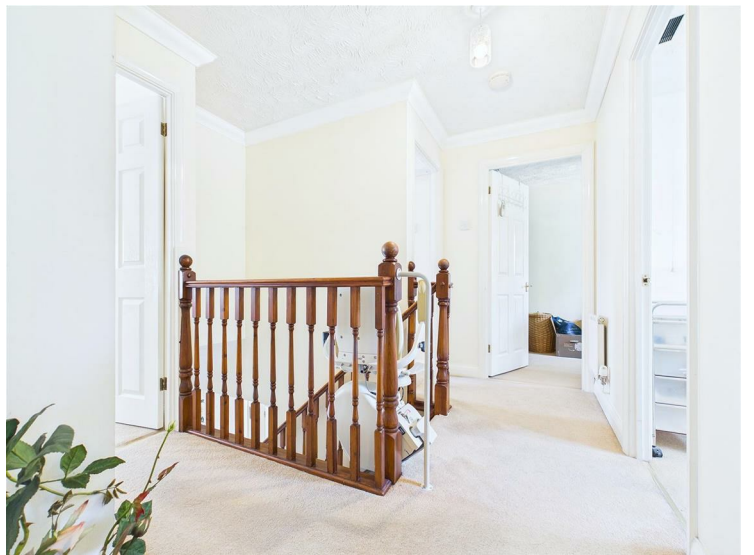


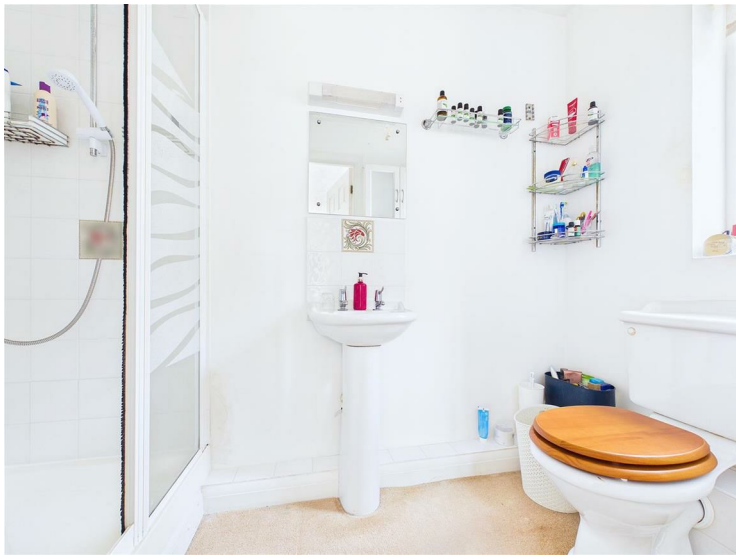
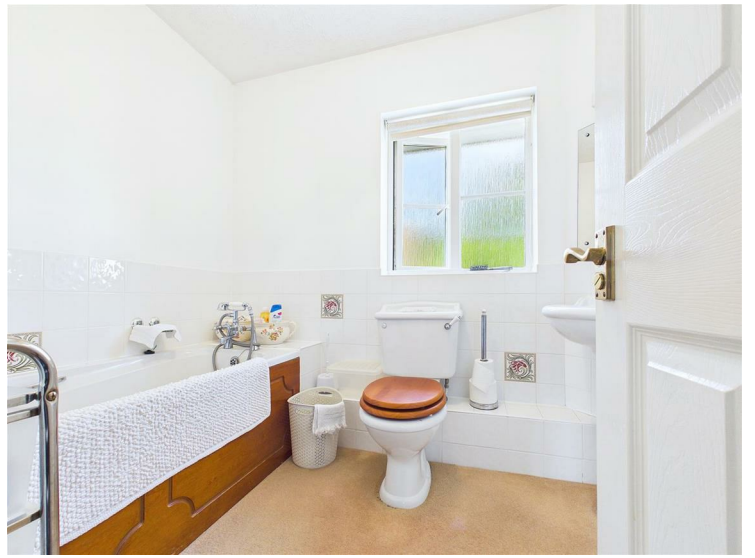
10 Labourham Way, Cheddar, BS27 3XJ £465,000

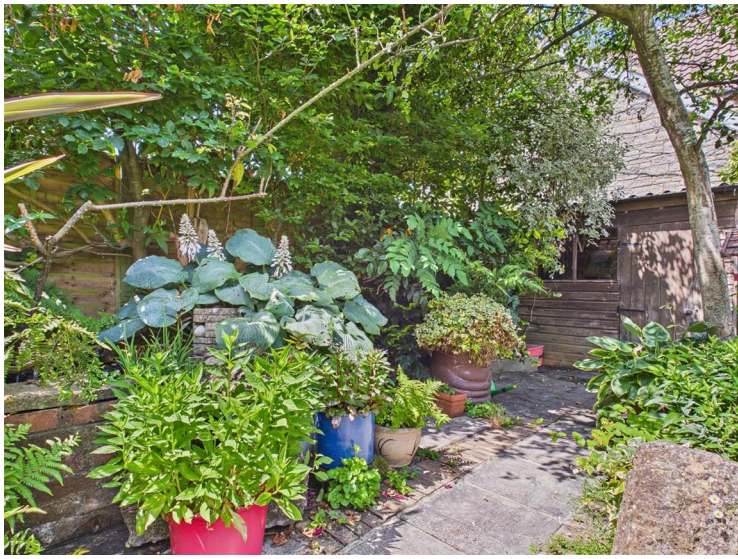
*** SPACIOUS FOUR BEDROOM DETACHED HOME ON THE VERY POPULAR DRAYCOTT ESTATE IN CHEDDAR *** LARGE OPEN PLAN KITCHEN/DINING/FAMILY ROOM *** UTILITY *** CONSERVATORY *** LIVING ROOM *** DOWNSTAIRS CLOAKROOM *** FOUR BEDROOMS *** EN SUITE TO THE MAIN BEDROOM *** SHOWER ROOM *** THE MOST WONDERFUL, WELL ESTABLISHED REAR GARDEN *** GARAGE WITH LOFT STORAGE SPACE *** OFF STREET PARKING *** EPC to be confirmed *** COUNCIL TAX BAND E *** FREEHOLD ***

Conveniently located on the Draycott park estate, this wonderful four bedroom house would make an ideal family home. It is within walking distance to the centre of cheddar and all its amenities' and schools. There is a garage and off street parking and a delightful, private garden to be able to sit and and take in the many established plants, shrubs and trees. Viewing is a must!













Floor 0



Floor 1



Approximate total area⁽¹⁾
1348 ft²

(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 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		