



Olive

ESTATE AGENTS



74 West Hay Moor, Cheddar Woods Axbridge Road, Cheddar, BS27 3DB £97,500

*** THIS BEAUTIFUL LODGE HAS BEEN PRICED FOR A VERY QUICK SALE *** FABULOUS OPPORTUNITY TO ACQUIRE THIS PATHFINDER MAKE, HIGHVIEW MODEL 42 X 20 *** 19 YEARS REMAINING ON LICENCE (ends 29/12/2045) *** FLOODED WITH LIGHT AND STYLISHLY PRESENTED THROUGHOUT *** WELL APPOINTED KITCHEN *** UTILITY AREA *** TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES *** EN-SUITE TO MAIN BEDROOM *** BATHROOM *** INTEGRATED SOUND SYSTEM THROUGHOUT *** GOOD SIZE SIZED DECKING AREA AND PARKING *** WONDERFUL ELEVATED POSITION OFFERING THE MOST INCREDIBLE VIEWS *** GREAT LOCATION WITHIN THE POPULAR CHEDDAR WOODS RESORT *** BEAUTIFUL WALKS RIGHT ON YOUR DOORSTEP *** EASY ACCESS TO WELLS, CHEDDAR AND BEACHES IN BURNHAM AND WESTON SUPER MARE ***

Pitch fees are subject to an annual review each year on 01/11

Annual pitch fee is £8,482 inc vat

Lounge/Dining/Family Room



Kitchen



Utility



Master Bedroom



Balcony/Decking



En-Suite



Bedroom Two



Location



Family Bathroom



Park Facilities





Total area: approx. 70.5 sq. metres (758.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	