



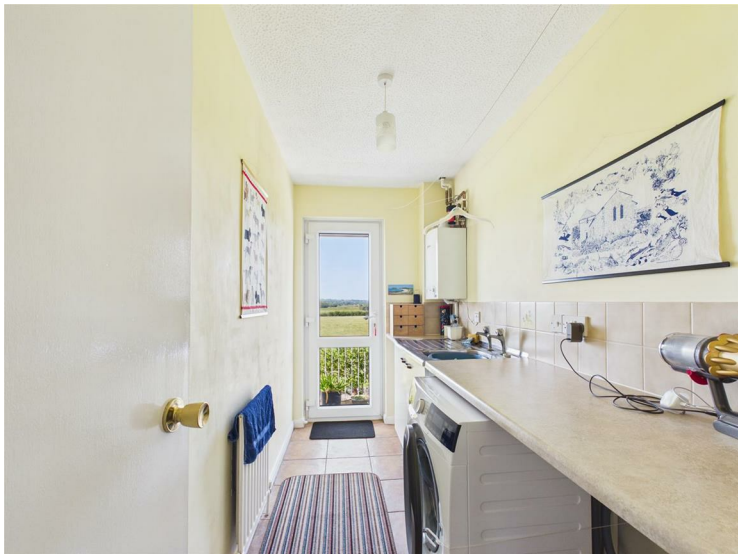
5 Mendip Lea Close, Cheddar, Somerset BS27 3SY

£475,000

*** GENEROUS 4 BEDROOM EXTENDED DETACHED HOME *** WELL PRESENTED THROUGHOUT *** ENVIABLE VIEWS TO THE REAR *** QUIET CUL DE SAC IN A DESIRABLE VILLAGE LOCATION *** DOUBLE GARAGE *** LIVING ROOM *** CONSERVATORY *** KITCHEN/DINING ROOM *** UTILITY *** DOWNSTAIRS CLOAKROOM *** DINING ROOM *** LARGE STUDY/RECEPTION ROOM *** EN SUITE TO THE MAIN BEDROOM *** FAMILY BATHROOM *** BEAUTIFUL GARDEN OVERLOOKING FIELDS OFFERING OPEN VIEWS OF THE MENDIP HILLS AND BEYOND *** EPC D *** COUNCIL TAX BAND E *** FREEHOLD ***

This incredibly warm and inviting home offers breath taking views of The Mendip Hills and idyllic rolling fields. There is a large study which would also be perfect as a guest bedroom 5 or an additional reception room. Whilst in need of some modernising, this property has been very well maintained throughout both inside and out, and is in the perfect position to create a wonderful family home in a peaceful village location.













Floor 0



Floor 1



Approximate total area⁽¹⁾

1716 ft²

Reduced headroom

11 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 (CO₂) 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	