



Olive

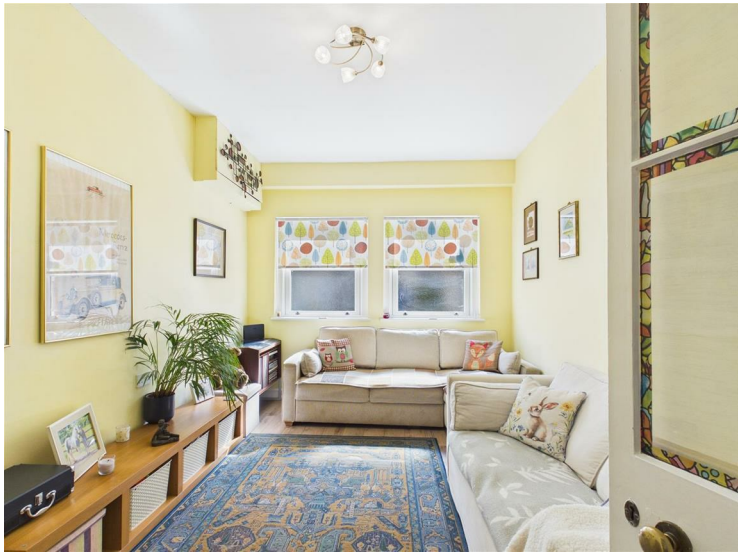
ESTATE AGENTS

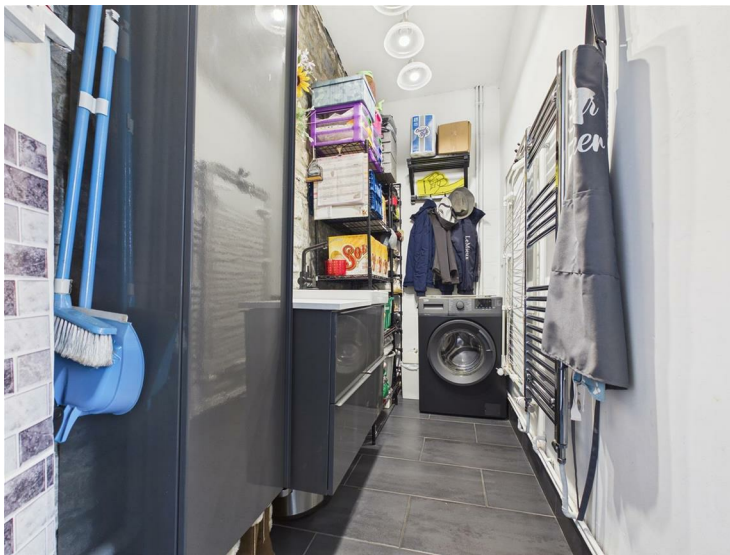


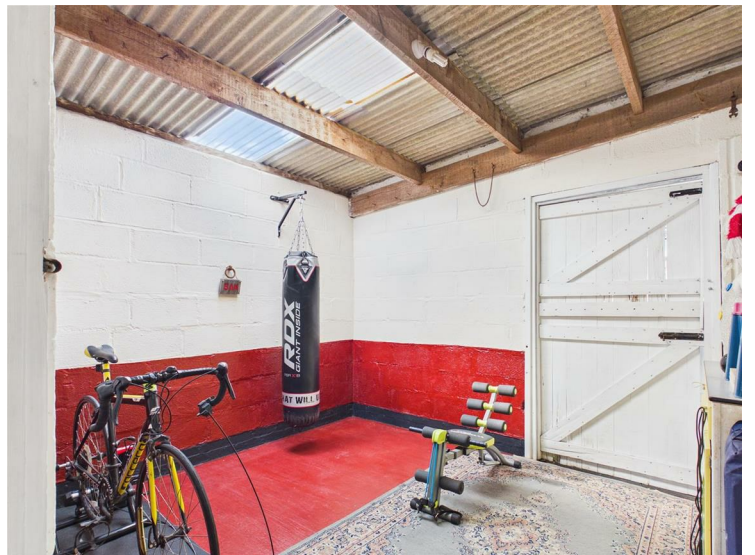
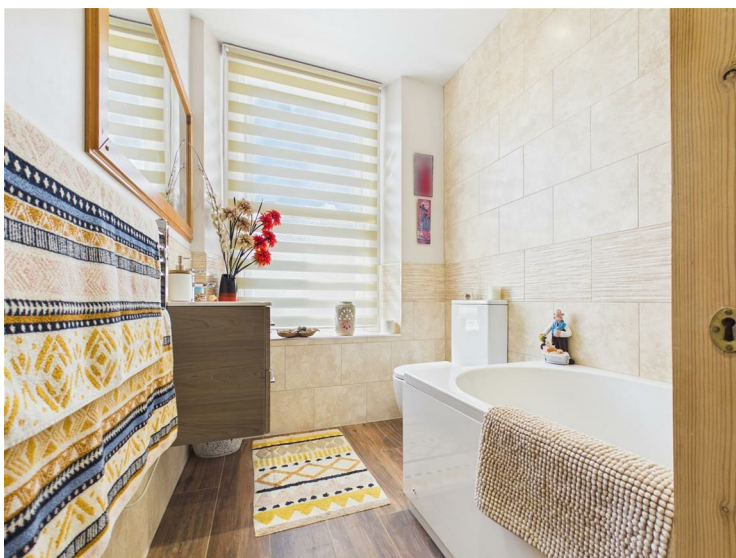
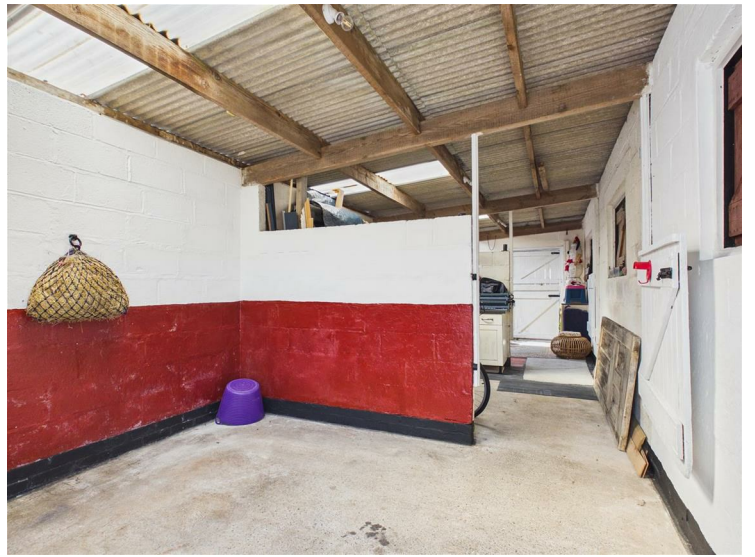
Roseneath Cliff Street, Cheddar, BS27 3PT £625,000

*** SUBSTANTIAL FIVE BEDROOM PERIOD HOME THAT HAS BEEN RENOVATED AND UPDATED THROUGHOUT BY THE CURRENT OWNERS *** BEAUTIFULLY PRESENTED *** PRIME LOCATION IN THE VERY HEART OF CHEDDAR *** WALKING DISTANCE TO ALL SCHOOLS, SHOPS BARS, CAFES AND RESTAURANTS *** DRESSING ROOM/BEDROOM SIX *** THREE RECEPTION ROOMS *** FAMILY BATHROOM *** DOWNSTAIRS SHOWER ROOM *** UTILITY *** PANTRY *** OUTBUILDING THAT WAS PREVIOUSLY USED AS A STABLE WITH GREAT POTENTIAL TO CONVERT (subject to necessary consents) *** LARGE GARDEN *** HUGE AMOUNT OF OFF STREET DRIVEWAY PARKING *** EPC D *** COUNCIL TAX BAND E *** FREEHOLD *** PLEASE CLICK ON OUR VIDEO TOUR FOR ROOM DESCRIPTIONS ***

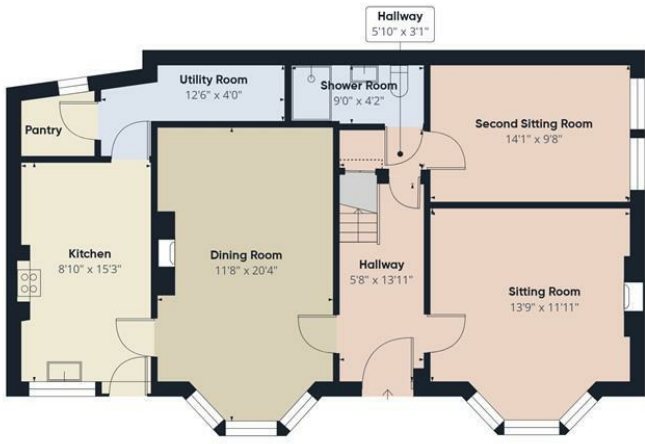








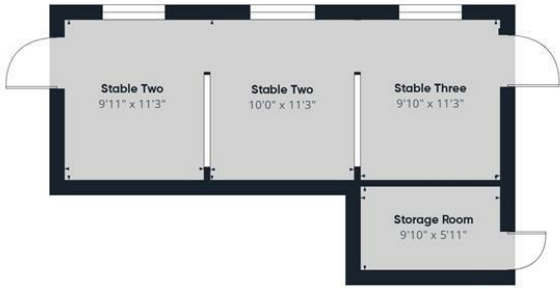




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
2184 ft²
Reduced headroom
2 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			80
(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			80
(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	