



Nyland View New Road, Cheddar, BS27 3SG

£200,000

*** BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT *** PART OF AN OLD CONVERTED CHAPEL *** PLENTY OF CHARACTER WITH MANY ORIGINAL FEATURES *** LIVING/DINING ROOM *** GREAT SIZED KITCHEN *** BATHROOM *** SITUATED AT THE BACK OF THE PROPERTY *** OFF STREET PARKING FOR TWO CARS *** COMMUNAL GARDENS *** COUNCIL TAX BAND B *** EPC fbc *** LEASEHOLD ***

Gas central heating, leasehold. 999 years from 25/03/1993, all main services
Please ask within for any service charges

Hallway

An L shaped hallway giving access to all rooms.

Living Room

A light front aspect with a feature arch window, plenty of space for furniture and dining table and chairs.



Kitchen

A front aspect room with a feature arch window, base and eye level units, five ring Range cooker, extractor hood, ceramic sink and drainer, space and plumbing for 2 appliances, space for a fridge freezer.



Bedroom One

Large feature arch window, built in wardrobe.





Bedroom Two

Large arch feature window overlooking the communal garden.



Bathroom

Low level WC, wash hand basin, bath with shower to one end.



Communal Gardens



Parking



Approximate total area⁽¹⁾
661 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		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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