



# Olive

ESTATE AGENTS



## 24 Felsberg Way, Cheddar, BS27 3PH £175,000

\*\*\* BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT WITH THE ADDED BENEFIT OF A LOVELY REAR GARDEN \*\*\* LOVELY MODERN KITCHEN AND BATHROOM \*\*\* OFF STREET PARKING FOR 2 CARS \*\*\* GOOD SIZE REAR GARDEN WITH SIDE ACCESS TO THE FRONT PARKING \*\*\* WELL LOCATED IN A POPULAR, QUIET CUL DE SAC NEAR THE CENTRE OF CHEDDAR \*\*\* APARTMENTS LIKE THIS IN CHEDDAR RARELY BECOME AVAILABLE \*\*\* EPC TBC \*\*\* COUNCIL TAX BAND B \*\*\* LEASEHOLD \*\*\*

999 LEASE FROM 1ST JANUARY 1980  
NO CHARGES APPLY

### Entrance

Access to the property is via a UPVC door to an entrance porch area which has plenty of cloaks space and opens to the main lounge/diner.

### Lounge/Diner

A front aspect room with a UPVC double glazed window, ceiling light, electric heater, space for a dining room table and chairs, door to an inner hallway.



### Kitchen

A rear aspect room with a UPVC double glazed window and a door to the rear garden, ceiling, wood effect laminate flooring, cooker with extractor hood over, sink, space and plumbing for a washing machine, space for a fridge/freezer.



### Bedroom

A rear aspect room with UPVC double glazed window, ceiling light, electric heater.



### Inner Hallway

Has two storage cupboards, one of which houses the water tank, opening to the kitchen and door to the bathroom.

### Family Bathroom

Comprises a panel enclosed bath with a shower and a glass shower screen to one end, low level WC, wash hand basin with vanity cupboard underneath, vinyl flooring



### Rear Garden

What a beautiful rear garden positioned with the sound of running water at the bottom! A good size with a large patio area and lawn area, flower, shrub and tree borders, pedestrian access to the front of the property,



### Front of Property

To the front of the property is driveway parking for up to two cars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		