



Olive

ESTATE AGENTS

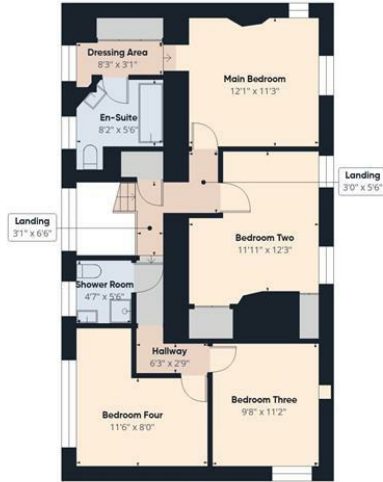


Top Barrows Upper New Road, Cheddar, BS27 3DN £450,000

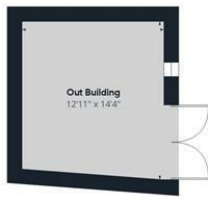
*** SUBSTANTIAL AND CHARMING FOUR BED DETACHED COTTAGE *** GOOD SIZE PLOT WITH REAR PEDESTRIAN ACCESS TO ROUND OAK ROAD *** DETACHED OUTBUILDING *** OFF STREET PARKING FOR FOUR VEHICLES *** LARGE ENTRANCE PORCH WITH UTILITY AREA *** KITCHEN/BREAKFAST ROOM *** LIVING ROOM *** DINING ROOM *** SECOND RECEPTION ROOM *** DOWNSTAIRS SHOWER ROOM *** CONSERVATORY *** MAIN BEDROOM WITH DRESSING ROOM AND EN SUITE BATHROOM *** UPSTAIRS SHOWER ROOM *** PERIOD FEATURES *** IN NEED OF UPDATING *** WALKING DISTANCE TO THE LOCAL SCHOOLS AND AMENITIES *** EPC TO BE CONFIRMED *** COUNCIL TAX BAND F *** FREEHOLD *** NO ONWARD CHAIN COMPLICATIONS *** PLEASE CLICK ON OUR VIDEO TOUR TO VIEW ROOM DESCRIPTIONS ***



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1838 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	