



Olive

ESTATE AGENTS



12 Longmead End, Cheddar, BS27 3FQ £255,000

*** BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE *** KITCHEN *** LIVING/DINING ROOM *** 2
DOUBLE BEDROOMS *** SITUATED ON THE EXTREMELY POPULAR BLOOR ESTATE *** LOVELY SOUTH
FACING GARDEN WITH SIDE PEDESTRIAN ACCESS *** OFF STREET PARKING FOR 2 CARS *** WALKING
DISTANCE TO THE CENTRE OF CHEDDAR AND THE LOCAL SCHOOLS *** EPC TBC *** COUNCIL TAX BAND
C *** FREEHOLD ***

Entrance Hall

Access to the property is via a composite door leading straight into the hallway. The hallway features wood effect laminate flooring, ceiling light, radiator, doors to the downstairs cloakroom, living room and opening to the kitchen and stairs to the first floor landing.



Kitchen

A front aspect room with a UPVC double glazed window, ceiling light, laminate flooring, radiator, fitted with base and eye level units with worktop over, sink with mixer tap over, cooker with extractor hood over, space for a fridge freezer, space for a washing machine.



Cloakroom

Laminate flooring, ceiling light, radiator, wash hand basin, low level WC, extractor fan.



Lounge/Diner

A rear aspect room with a UPVC double glazed window, door to the rear garden, ceiling light, radiator, very useful understairs storage cupboard.



Main Bedroom

A front aspect room with a UPVC double glazed window, ceiling light, radiator.



Bedroom Two

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



Family Bathroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, tile effect laminate flooring, radiator, panel enclosed bath with shower to one end, wash hand basin, low level WC.



Rear Garden

Fabulous southerly facing garden which has been done by the current owners to feature a patio area with large planters separating the patio from the Astro turf.



Floor 0



Floor 1



Approximate total area⁽¹⁾
600 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	