



Olive

ESTATE AGENTS



4 Gorge View Terrace Birch Hill, Cheddar, Somerset BS27 3JJ £300,000

*** THREE BEDROOM END TERRACE *** TUCKED AWAY AND CONVENIENTLY SITUATED *** ONE OF ONLY FOUR BUILT IN 2016 *** BEAUTIFULLY PRESENTED THROUGHOUT *** ** DOWNSTAIRS CLOAKROOM *** LIVING ROOM *** KITCHEN/FAMILY ROOM *** SOUGHT AFTER LOCATION *** SHORT WALKING DISTANCE TO ALL AMENITIES *** LOVELY REAR GARDEN PROVIDING A COMPLETELY PRIVATE SPACE FOR RELAXING *** PEDESTRIAN SIDE ACCESS TO FRONT *** OFF STREET PARKING FOR TWO VEHICLES *** VIEWS OF THE GORGE *** COUNCIL TAX BAND C *** EPC B *** FREEHOLD ***

Entrance



WC



Kitchen



Living Room





Bedroom One



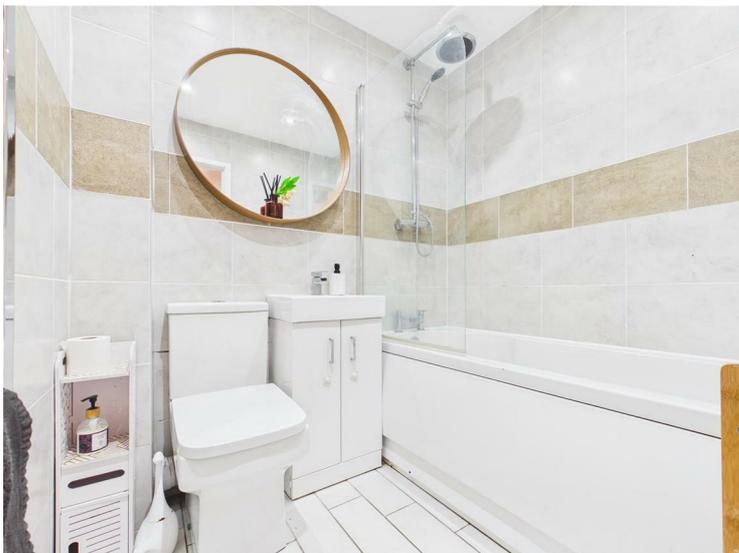
Bedroom two



Bedroom Three



Bathroom



Rear



Floor 0



Floor 1



Approximate total area⁽¹⁾
729 ft²

Reduced headroom
3 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 | | | |
| (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 | | | |
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