



# Olive

ESTATE AGENTS



## 9 Ostrey Mead, Cheddar, Somerset BS27 3DX £230,000

\*\*\* THREE BEDROOM FIRST FLOOR APARTMENT \*\*\* WELL PRESENTED \*\*\* WELL MAINTAINED AND HUGELY POPULAR, SMALL DEVELOPMENT IN CENTRAL CHEDDAR \*\*\* KITCHEN/BREAKFAST ROOM \*\*\* LIVING ROOM \*\*\* FAMILY BATHROOM \*\*\* EN-SUITE \*\*\* AIR CIRCULATION SYSTEM \*\*\* OFF STREET PARKING FOR ONE CAR \*\*\* WALKING DISTANCE TO ALL LOCAL AMENITIES \*\*\* EPC C \*\*\* COUNCIL TAX BAND C \*\*\* LEASEHOLD \*\*\* 900+ YEAR LEASE \*\*\*\*

### Entrance to Building

Access to the building is via a composite door straight into a hall with stairs to the first floor where you will find Apartment 9.

### Entrance to Apartment

Access to the property is via a composite door leading into the hallway.

### Hallway

The hallway has ceiling light, radiator, door to the bedrooms, the kitchen, living room, bathroom and the airing cupboard (which houses the wall mounted boiler), loft hatch giving access to the roof space, alarm system, entry phone.

### Kitchen/Breakfast Room

A rear aspect room with wooden double glazed windows fitted with blinds, ceiling spotlights, radiator, fitted with base and eye level units with worktop over, stainless steel sink with a mixer tap over, integrated dishwasher, cooker with four ring gas hob, stainless steel splashback and extractor hood above, integrated fridge and washing machine, space for table and chairs.



### Bathroom

A rear aspect room with an obscure wooden double glazed window, ceiling spotlights, radiator, extractor fan, panel enclosed bath with mains shower to one end, wash hand basin, WC.



### Bedroom One

A front aspect room with wooden double glazed window with fitted blinds, ceiling light, radiator.



### Living Room

A front aspect room with two wooden double glazed window fitted with blinds, ceiling light, radiator, television point.

### Bedroom Three

A rear aspect room with wooden double glazed window with fitted blinds, ceiling light, radiator.



### En-Suite

Featuring shower enclosure with mains shower system, low level WC, wash hand basin, extractor fan.



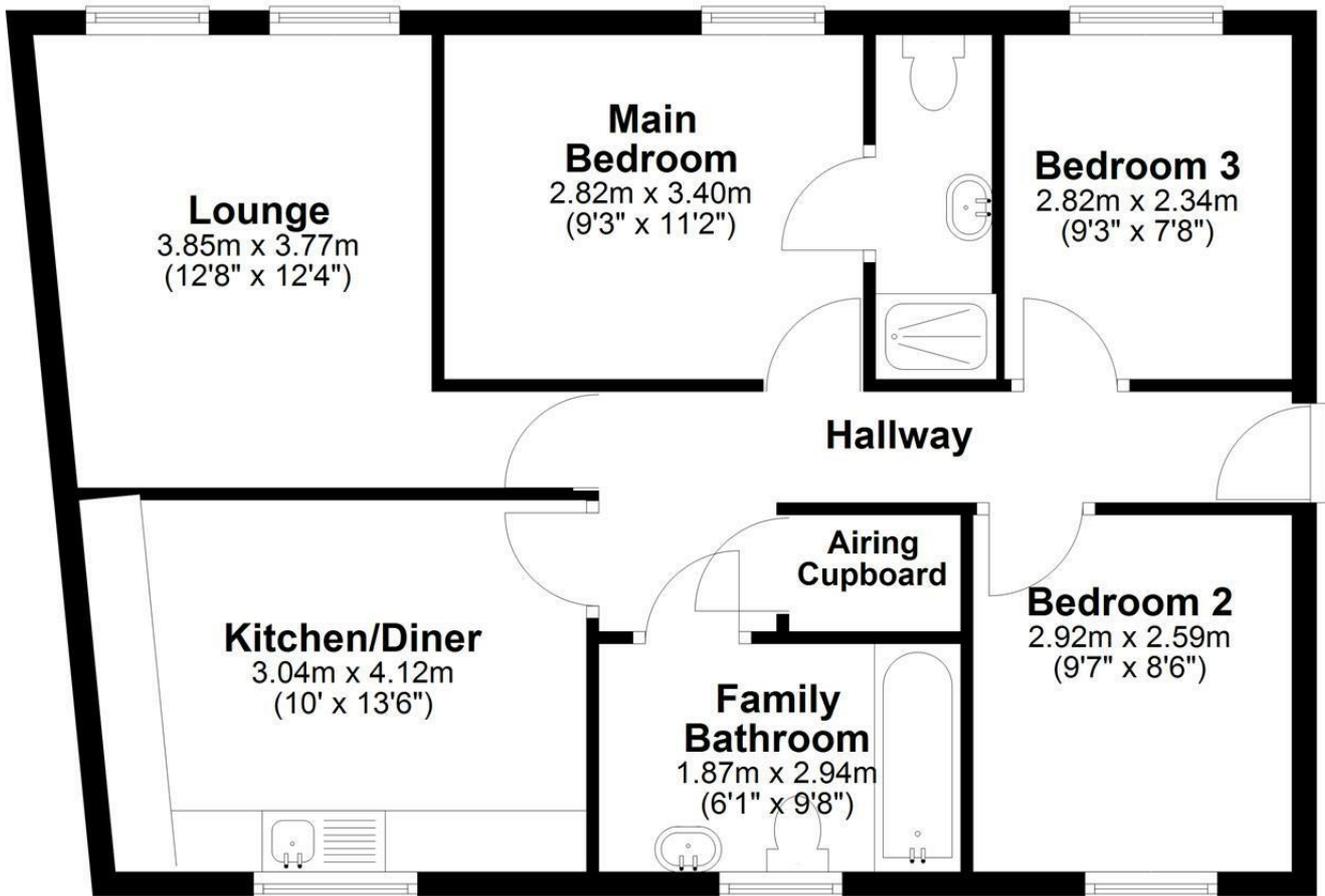
### Bedroom Two

A front aspect room with wooden double glazed window with fitted blinds, ceiling light, radiator.



## Ground Floor

Approx. 67.7 sq. metres (729.2 sq. feet)



Total area: approx. 67.7 sq. metres (729.2 sq. feet)

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		69	72
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			