



# Olive

ESTATE AGENTS



## Stagleys Church Street, Cheddar, Somerset BS27 3RB £350,000

\*\*\* FABULOUS TWO/THREE BEDROOM DETACHED COTTAGE \*\*\* STEP INSIDE TO VIEW THIS BEAUTIFULLY PRESENTED AND CHARMING HOME FULL OF CHARACTER \*\*\* ORIGINAL FEATURES INCLUDE A LOVELY FLAGSTONE FLOORING \*\*\* WELL LOCATED RIGHT IN THE VERY HEART OF POPULAR CHEDDAR \*\*\* WARM AND INVITING LIVING ROOM OPENING TO A DINING AREA \*\*\* RE FITTED KITCHEN \*\*\* LAUNDRY ROOM \*\*\* RECEPTION ROOM 2/BEDROOM 3 \*\*\* LOW MAINTENANCE COURTYARD GARDEN \*\*\* WALKING DISTANCE TO THE LOCAL SCHOOLS AND AMENITIES \*\*\* LARGE OFF STREET PARKING AREA \*\*\* EPC TBC \*\*\* COUNCIL TAX BAND D \*\*\* FREEHOLD \*\*\*

You simply need to view this one to appreciate its charm and central location.

Front  
Living Room



Dining Room



Kitchen



Bedroom One



Landing



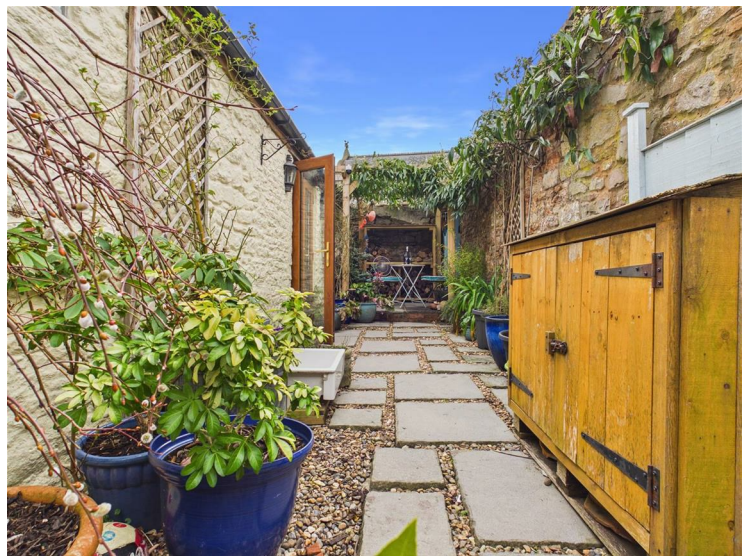
Bedroom two



Rear



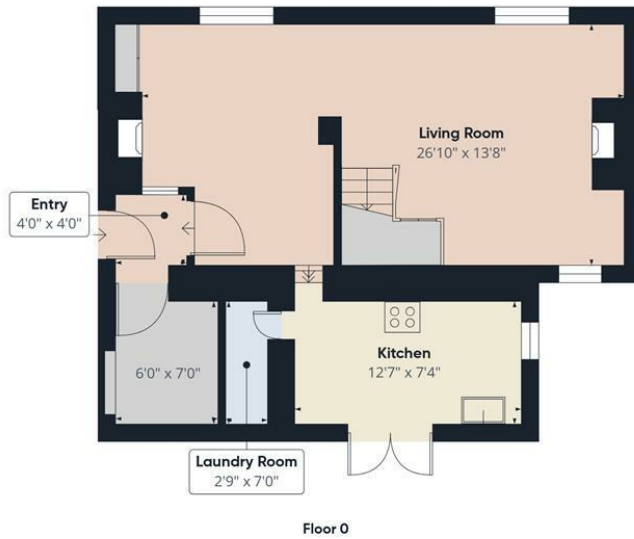
Bathroom





### Parking





Approximate total area<sup>(1)</sup>  
873 ft<sup>2</sup>



(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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	