

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Flat 2, Birch Hill House, Birch Hill, CHEDDAR, BS27 3JJ

### Asking Price: £125,000 Leasehold

- Two Bedroom Apartment
- First Floor
- Sitting Room
- UPVC Double Glazed Throughout
- Kitchen
- Bathroom
- Central Location
- No Onward Chain

**IDEAL FOR INVESTORS and FIRST TIME BUYERS! A FIRST FLOOR APARTMENT** located at the bottom of CHEDDAR GORGE, benefitting from **TWO BEDROOMS, LIVING ROOM, BATHROOM and KITCHEN.**

**Cheddar Sales**  
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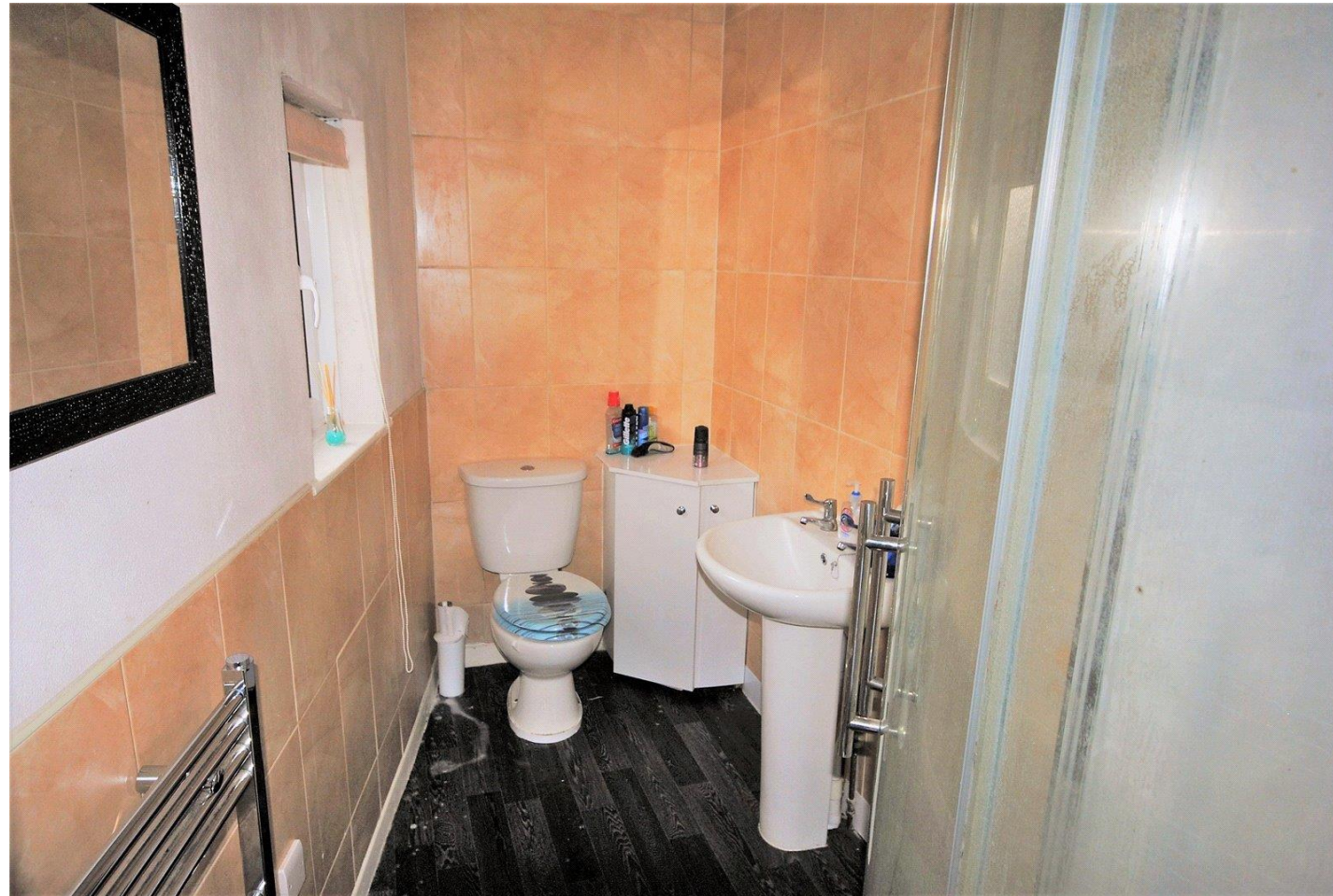


Leasehold

**www.cjhole.co.uk**







**LIVING ROOM** 10'1" x 9'9" (3.07m x 2.97m)  
UPVC double glazed window facing the rear, ceiling light.

**KITCHEN** 7'6" x 15'1" (2.29m x 4.6m)  
Double glazed UPVC window facing the side aspect, space for washing machine, electric oven and hob, built in fitted units, spotlights.

**BATHROOM** 10'1" x 5'4" (3.07m x 1.63m)  
Built in cupboard, Low level W/C, Pedestal sink, Corner shower cubicle with electric shower, Heated ladder radiator, Mainly Tiled, Obscured UPVC window facing the side.

**BEDROOM** 10'3" x 8'7" (3.12m x 2.62m)  
Front aspect UPVC double glazed window, Ceiling light. Access back to landing.

**BEDROOM** 10'7" x 7'10" (3.23m x 2.4m)  
Front aspect UPVC double glazed window, Ceiling light. Access back to landing.

#### LANDING

Spot lights, UPVC double glazed window facing the side and door back into entrance hall.

#### SITUATION:

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Public transport is well represented with a bus service passing through the village every hour linking Cheddar with Axbridge, Weston Super Mare and Wells. Bristol International Airport is 25 minutes

away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

The village itself has a wide range of shops to cater for everyday needs, banks, a Building Society and a Post Office as well as doctor's and dentist's surgeries. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Community School and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Community School offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.

#### LOCATION:

From our office in Cheddar, turn left into Cliff Street and continue along to the mini roundabout. Go straight over and take the first turning on the left into Birch Hill. The apartment will be found at the bottom of the hill on the left hand side and entry is from the side leading around the back.

