



urbanlighthouse
INDEPENDENT ESTATE AGENT

West Lynne,
Cheddar,
BS27 3JL

Offers over
£575,000

Ground Floor

Entrance Lobby
Lounge 18' into bay x 15'
Kitchen/Diner 11'7 x 22'10
Family Room 18' x 14'
Sun Lounge 7'8 x 13'4
WC
Utility

Bedroom 2 11'7 x 9'9 min , with en suite shower room 4'3 x 6'5 max
Bedroom 3 15'8 max x 7'7
Bedroom 4 10'7 min x 7'3
Bedroom 5 11'6 max x 7'4

Gardens

To all 4 sides, level plot, off street parking for 6 cars

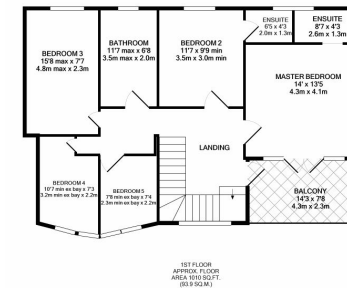
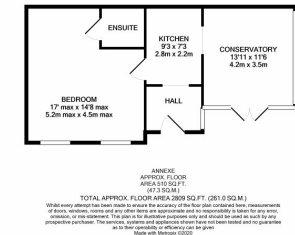
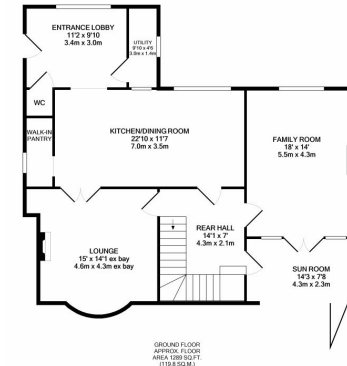
Bathroom 11'7 x 6'8 max

First Floor

Master Bedroom 13'5 x 14' with en suite shower room 4'3 x 8'7
Balcony 7'8 x 14'3

Detached Annexe

Hall 5'10 x 7'2
Kitchen 9'10 x 7'2
Lounge/Conservatory 12'7 x 11'7
Bedroom 17' max x 14'10 max, with en suite



A charming 1930s detached family home set in generous gardens to all sides, including a generous south facing section, with a good sized one double bedroom detached annexe. The property is conveniently located on a sought after quiet private road, yet convenient for all the amenities of the large village of Cheddar, and with countryside views and walks to all sides, views best enjoyed from the bedrooms/balcony.. Amenities include a leisure centre with swimming pool, various shops and a crazy golf course to name a few. Good local schools and easy access to

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
48	
England & Wales	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	70
(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	
38	
England & Wales	EU Directive 2002/91/EC

For information about the local area visit: www.cheddarvillage.co.uk