

Nye Close

Cheddar, BS27 3PB

COOPER
AND
TANNER



£260,000

In the same family for over 70 years, this older style, three bedroom semi-detached home is offered to the market with no onward chain and located in the delightful village of Cheddar.

Nye Close

Cheddar

BS27 3PB

 3  1  2 EPC D

£260,000

OUTSIDE

There is a tarmac driveway providing space for parking. To the right, there is an area laid to lawn. The back garden is accessed via a side gate. At the rear, it is mainly laid to lawn. There is a pathway around the boundary. The garden is planted with an array of flowers, shrubs and trees. There is a shed and lean to, providing space for storage. The garden is fully enclosed and secured by fencing.

LOCATION

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, bank, and a Post Office as well as doctor and dentist 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 Academy and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy 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.

TENURE

Freehold

HEATING

Gas Central Heating

SERVICES

Mains gas, mains electricity, mains water, mains drainage

LOCAL AUTHORITY

Sedgemoor District Council

COUNCIL TAX

Band B

EPC

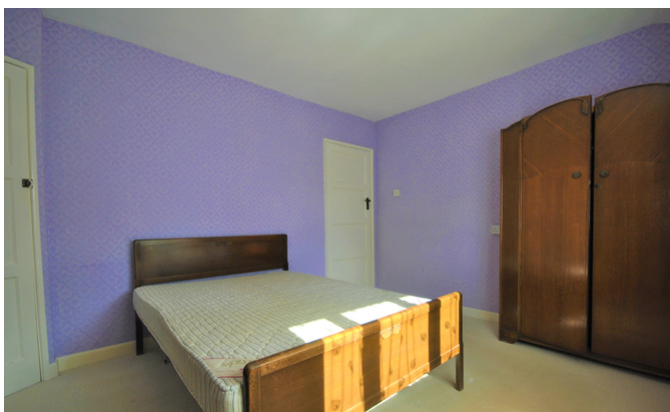
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VIEWINGS

Strictly by appointment- please contact Cooper and Tanner

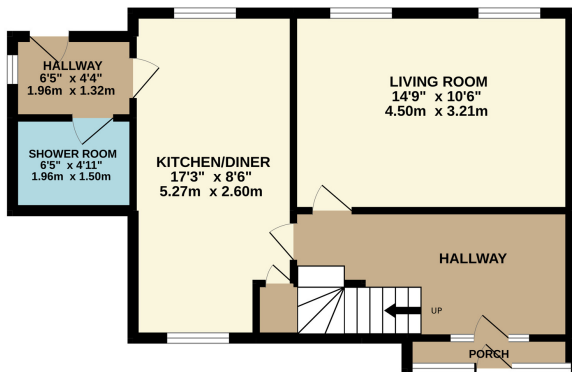
DIRECTIONS

From our Cheddar office, turn left and proceed along Union Street. At the junction with Cliff Street turn right over the bridge into Redcliffe Street. Proceed along and take the third turning on the right into Nye Close, where the property will be found on the right hand side, half way up the road.

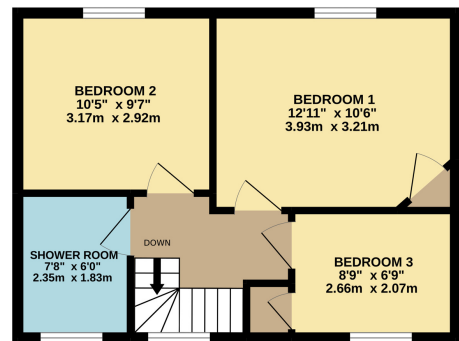




GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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CHEDDAR OFFICE

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**COOPER
AND
TANNER**

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