

Curlew Way

Cheddar, BS27 3FU

COOPER
AND
TANNER



£275,000 Freehold

Set in a desirable position is this well positioned two bedroom property. Close to village amenities and boasting two parking spaces, an enclosed rear garden, two double bedrooms and ample living space.

Curlew Way

Cheddar

BS27 3FU

 2  1  2 EPC B

£275,000 Freehold

DESCRIPTION

Set in a desirable position is this well positioned two bedroom property. Close to village amenities and boasting two parking spaces, an enclosed rear garden, two double bedrooms and ample living space.

Entering from the front you are welcomed into an entrance hall with stairs leading to the first floor and access into the living room. The living room is a spacious front aspect room with a large front window and a storage cupboard. The kitchen is a good sized rear aspect room with patio doors opening to the garden. The kitchen is fitted with a selection of wall and base units with space provided for white appliances. There is a fitted electric oven, gas hob and overhead hood. The handy downstairs cloakroom is fitted with a WC and a pedestal sink and the ground floor is completed with a utility space where there is fitted wall and base units and space for a white appliance.

The first floor houses the two bedrooms which are both doubles with one at the front and one at the rear. The front bedroom benefits from a storage cupboard with the back double taking in garden views and far reaching views towards Cheddar Gorge. The family bathroom is fitted with a panelled bath with overhead shower, basin and WC.

OUTSIDE

The property at the front benefits from two allocated off street parking bays located. There is a path at the side that leads to the leads through a wooden gate into the rear garden. The rear garden is fully enclosed with wooden fencing and benefits from a patio area and garden space which could be an ideal space for children to play or to entertain.

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 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.

TENURE

Freehold

SERVICES

All mains services

COUNCIL TAX BAND

C

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only- Please Call Cooper and Tanner

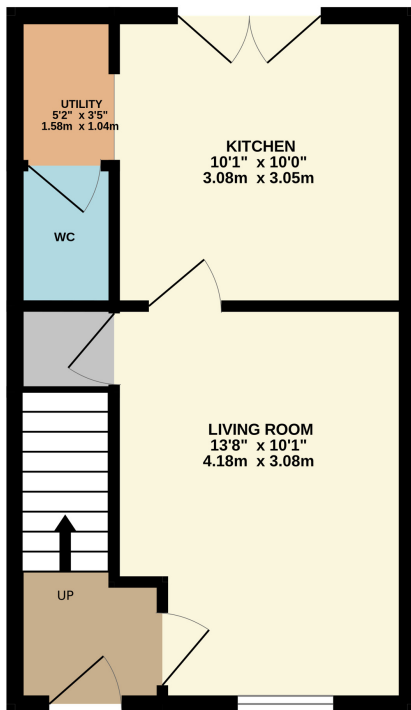
DIRECTIONS

From our office in Union Street, Cheddar, turn right and proceed to the Market Cross. Turn right onto Bath Street, the B371. Continue along this road which then becomes Station Road, then Wideatts Road and finally after a right hand bend leads into Upper New Road. The development will be found approximately a quarter of a mile along on the left hand side, just after a set of new traffic lights. Turn into the development taking the first right at the T junction opposite the park and follow the road along where the property can be found on the right hand side.

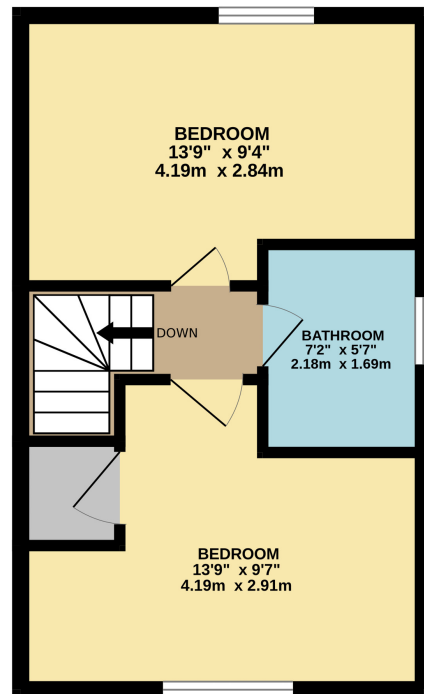




GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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.
Made with Metropix ©2024

CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

