

Symons Way

Cheddar, BS27 3NJ

COOPER
AND
TANNER



£195,000 Freehold

Located in an over 55's friendly complex, this three-bedroom property is spacious throughout and is offered to the market with no onward chain.

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 3  1  2 EPC TBC

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DESCRIPTION

Entering the property through the front door you are welcomed into a hallway which allows access into the living/dining and downstairs cloakroom. The cloakroom is fitted with a pedestal basin, WC and storage cupboard. The living/dining room is a large space and has a feature electric fireplace. Double doors can be opened out onto the front and also allow plenty of light into the room. The kitchen is accessed from the living/diner. It is fitted with a variety of wall and base units, oven, induction hob, steel sink with drainer and plenty of space for white appliances. On the first floor there are three bedrooms. The master bedroom is a good size. It is front aspect and benefits from built in storage space. The second bedroom is also a double and front aspect. The third bedroom is a single and an ideal space for a study. All bedrooms share the family bathroom. It comprises a modern suite fitted with a shower cubicle, small panelled bath, vanity basin and low WC. The property is double glazed throughout and warmed with electric heating.

OUTSIDE

At the front, there is a small paved area accessed directly from the sitting room. Parking is found in communal bays. There is a communal garden in the complex which has a few raised flower and vegetable beds and benches which provide seating.



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 30 minutes 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.

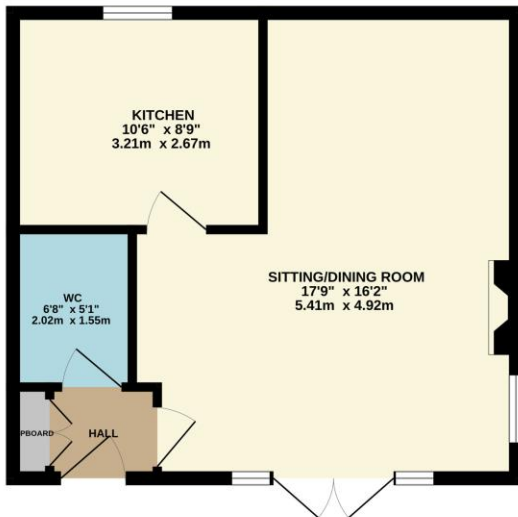
INFORMATION

- Heating- Electric heating
- Services- Mains electric, mains water, mains drainage
- Tenure- Freehold (to agree a deed of covenant)
- Service charge- £169 per month
- Council tax- Band c

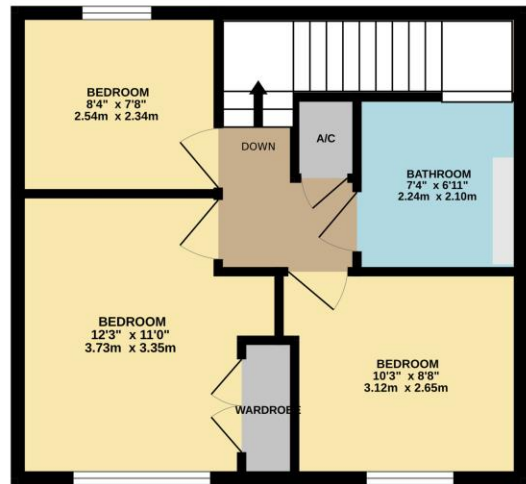




GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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