

Station Road

Cheddar, BS27 3AH

COOPER
AND
TANNER



£355,000

Set in the heart of the village and close to all village amenities, this well presented three bedroom property is in a small cul de sac and benefits from ample living space, garage, off street parking and front and rear gardens.

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 3  1  3 EPC TBC

£355,000

DESCRIPTION

Set in the heart of the village and close to all village amenities, this well presented three bedroom property is in a small cul de sac and benefits from ample living space, garage, off street parking and front and rear gardens.

Entering the property from the front you are welcomed into a hallway, there is a downstairs cloakroom at the front of the property housing a WC and pedestal sink, there are also stairs from the hallway which lead to the first floor. The living room is bright and airy with a wall mounted electric fireplace front aspect sash windows and a further side window. The kitchen is a rear aspect room with windows at the rear and patio doors opening to the garden. The kitchen is fitted with integrated appliances, an electric oven with gas hob and overhead hood. There is also a large under stair storage cupboard and currently a breakfast table.

The first floor houses the bedrooms and bathrooms. The master bedroom is a front aspect bedroom with two sash windows, a built in cupboard and access into en suite bathroom where there is a corner shower cubicle, pedestal sink and WC. There are two further bedrooms at the rear which both enjoy garden views with the smaller benefiting from a built in storage cupboard. The family bathroom is situated in the middle of the house and has a panelled bath with overhead shower, pedestal sink, WC and rear aspect window. There is loft access from the landing and a handy storage cupboard.

OUTSIDE

Entering from the road you are welcomed onto a shared driveway with the property directly in front to the left. There is a patio pathway which leads to the front door and a frontal lawn area which is enclosed with a selection of mature flowers. The rear garden is fully enclosed and is perfect for entertaining. The rear garden is full with

colour from potted plants and is mostly laid to lawn with mature plants at the rear. There is a patio pathway leading to the gate at the side and a decked area in the corner which is perfect for enjoying the sun. There is a garage at the rear of the property with two parking spaces. The garage is accessed through an up and over door and has overhead storage, lighting and power.

LOCATION

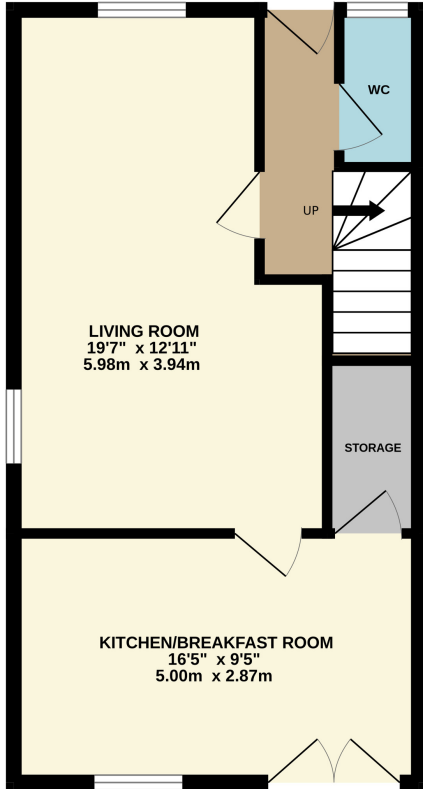
Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please 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. 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.

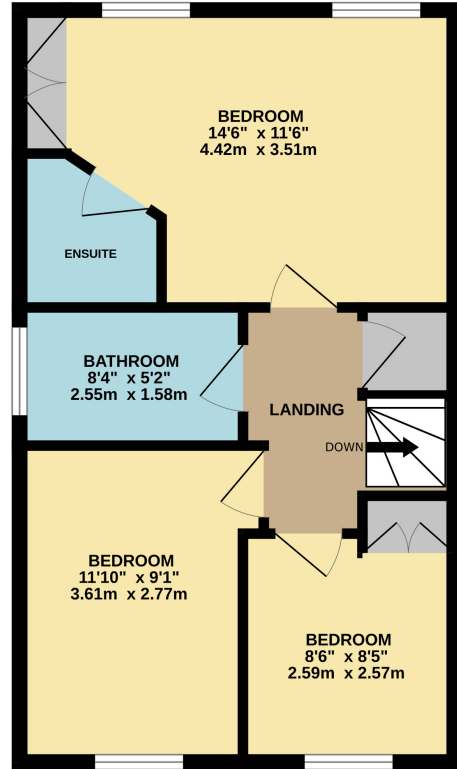




GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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

Telephone 01934 740055

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

cheddar@cooperandtanner.co.uk

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