

West Lynne

Cheddar, BS27 3JL

COOPER
AND
TANNER



£450,000 Freehold

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 3  3  1 EPC TBC

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DESCRIPTION

Set in an extremely desirable position is this well proportioned three bedroom family home with building regulations and planning permission in place to extend. The property benefits from a garden room, driveway and ample living space.

Entering from the front you are welcomed into an entrance hall with access into all the ground floor rooms and to the first floor. The kitchen is a rear aspect room and opens into the garden. There are side aspect windows on both sides and the kitchen is fitted with a selection of wall and base units with space for white appliances. The hub of the house is the living room and dining room. This is currently divided into two areas with the living room at the back of the house and the dining table at the front. There is a large bay window at the front and patio doors opening to the garden at the rear. There are currently two fireplaces, one is gas fired wood burner effect fire and the other a wood burner. The ground floor is completed with hallway storage and stairs leading to the first floor.

The first floor houses the three bedrooms and the family bathroom. There are two double bedrooms with one at the front and one at the rear. There is a further front aspect bedroom. The family bathroom is fitted with a shower cubicle, panelled bath, vanity sink and a low level WC.

OUTSIDE

Entering from the road at the front you are welcomed onto a spacious driveway where there is parking for multiple vehicles. The front is enclosed with walling and a wooden gate at the front and fencing at the sides. There is access from the front into the rear garden and the front lawn is mostly laid to lawn with a gravelled area that leads to the front door. There is a wooden shed at the end of the driveway. The rear garden is low maintenance and is mostly laid to artificial grass. There is an additional purpose built, insulated gym with power at the end of the garden which is currently split with the larger area housing the gym and a separate side area used for storage. This building offers a variety of uses and could be a garden room, study or used as a further reception room. There are bi fold doors which open out making this the perfect entertaining and family space.

AGENT NOTE

The property currently has planning permission and building regulations in place to add an extension to the side of the house where the kitchen could be extended with

a utility area and cloakroom and the addition of an extra bedroom and en suite bathroom upstairs.

Application Number: 17/21/00043

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

COUNCIL TAX

Band C

SERVICES

All mains services

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

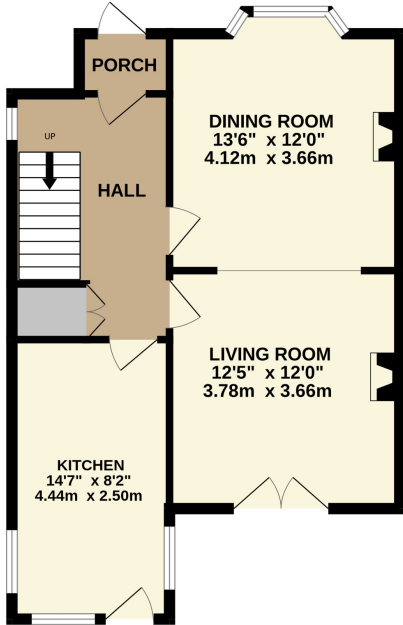
DIRECTIONS

From our office, turn left and proceed along Union Street into Cliff Street as far as the roundabout, by the Riverside Public House turn left and proceed for approximately 200 yards turning right into a narrow cul-de-sac marked West Lynne. The property will be found half way along on the right hand side.

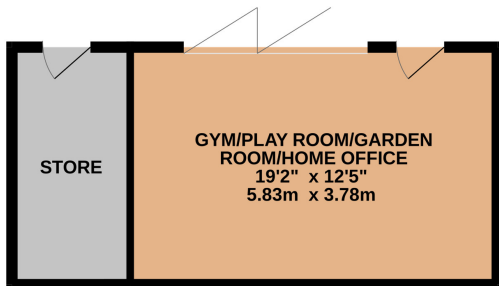
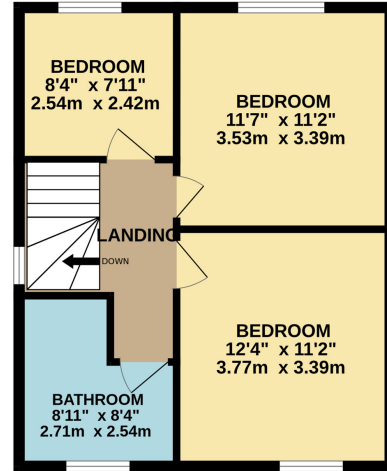




GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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.
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AND
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