

# Orchard Close

Cheddar, BS27 3LB

COOPER  
AND  
TANNER



## £350,000 Freehold

Set in the heart of the village and offered with no onward chain is this lovely three bedroom family home. Boasting ample living space throughout, an enclosed rear garden, a garage, three bedrooms and far reaching views toward Cheddar Gorge.

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#### DESCRIPTION

Set in the heart of the village and offered with no onward chain is this lovely three bedroom family home. Boasting ample living space throughout, an enclosed rear garden, a garage, three bedrooms and far reaching views toward Cheddar Gorge.

Entering the property from the front you are welcomed into a entrance hall that leads into the living room and the wet room. The wet rom benefits from a walk in shower, basin and WC. The living room is a large front aspect room with a separate area at the front which benefits from a window and skylight and could be a perfect space to use as a study, play room or music area. The living room is well proportioned and benefits from a wood burner and has access to the first floor through a door and into the kitchen. The kitchen family room is a great space and is fitted with a selection of wall and base units and has side and rear access and a window which overlooks the garden. The kitchen currently houses an AGA and has ample space for a large table and has ample space for white appliances.

The first floor houses the three bedrooms with a double at the front and a further double at the rear which benefits from a wardrobe space and far reaching views towards Cheddar Gorge. There is a further front aspect bedroom with an over stair cupboard. The family bathroom is at the rear of the property and is fitted with a panelled bath with overhead shower, WC and basin.

#### OUTSIDE

The front of the property benefits from a driveway that provides off street parking and access into the garage, house and enclosed rear garden. The garage is accessed through an electric roller door with a further side door. The garage benefits from electricity and power. The garden is low maintenance and is mostly laid to patio with a pond in the corner, a selection of potted plants and views towards Cheddar Gorge.

#### 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 and caves, 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 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

#### SERVICES

All mains services

#### COUNCIL TAX BAND

Band C

#### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

#### DIRECTIONS

From our office, turn left and proceed along Union Street into Cliff Street and along to the roundabout. Take the first turning left at the roundabout onto Tweektown and turn right after the garage into Orchard Way. Take the first turning off Orchard Way into Orchard Close and the property is found at the end.

#### AGENT NOTE

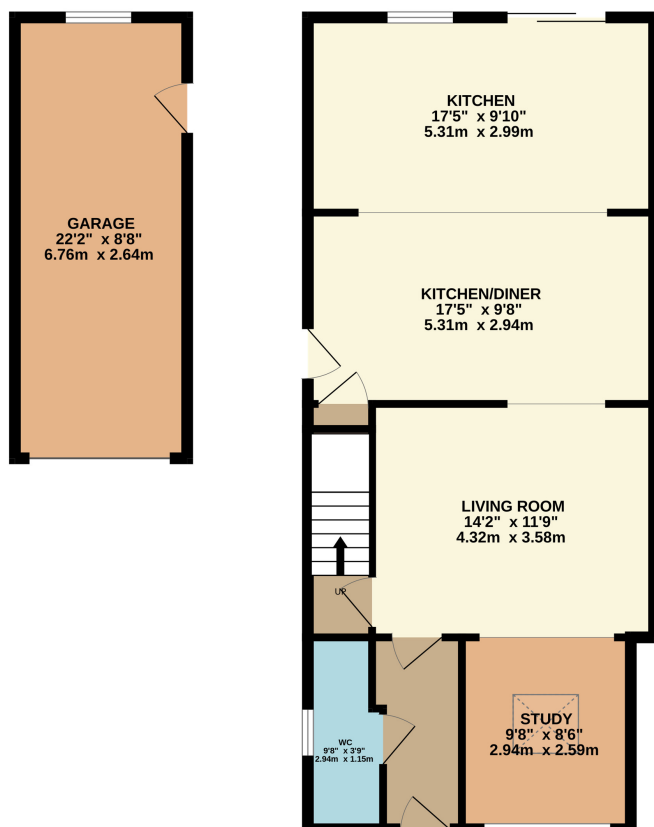
The property is steel frame construction and Cooper and Tanner can advise purchasers with the best way forward to ease the process.



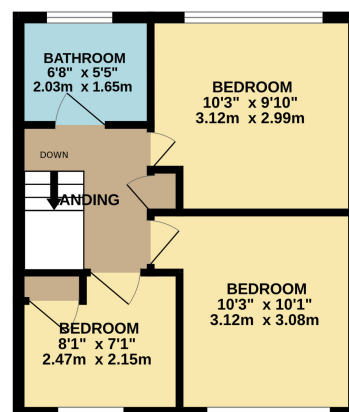




GROUND FLOOR  
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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

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