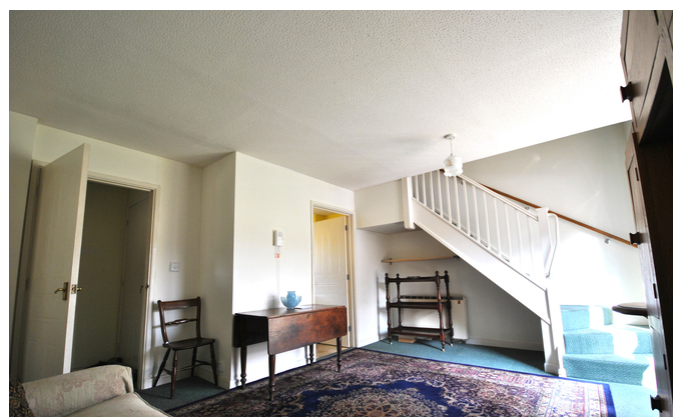


Symons Way

Cheddar, BS27 3NJ

COOPER
AND
TANNER



£149,950 Freehold

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

Symons Way Cheddar BS27 3NJ

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£149,950 Freehold

DESCRIPTION

Entering the property through the front door you are welcomed into a hallway which allows access into the living/dining room with a cupboard immediately in front. The living/dining room is a large space with doors which open out to the communal gardens at the rear. The kitchen is accessed from the living/diner and is fitted with a variety of wall and base units, oven, halogen hob, steel sink with drainer and space for white appliances. On the first floor there are two bedrooms. The master bedroom is a good sized, rear aspect and benefits from built in storage space. The second bedroom is a front aspect room. The bedrooms share the family bathroom which comprises a modern suite fitted with a bath with overhead shower, pedestal sink and low level 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 hour 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. The village benefits from an array of amenities which include a doctor surgery, post office, library, a selection of cafes, restaurants and pubs and which all benefit from being accessible on foot.

TENURE

Licence agreement

HEATING

Electric heaters

SERVICES

Mains electric, mains water, mains drainage.

COUNCIL TAX BAND

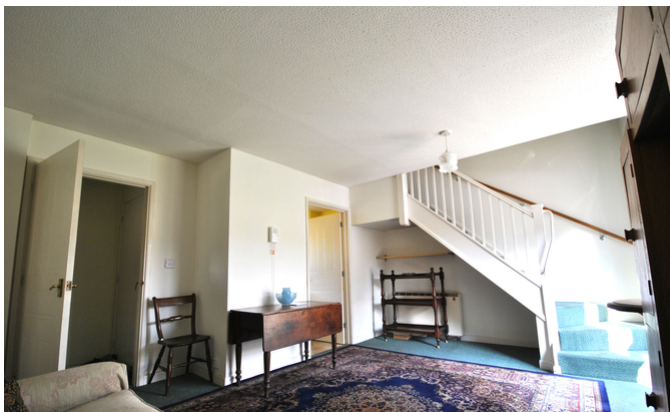
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VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

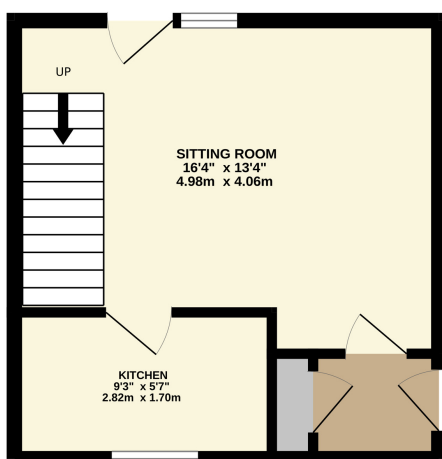
DIRECTIONS

From our Cheddar office in the centre of the village continue along Union Street towards the Gorge. Turn right into Redcliffe Street. Take the second right into Penn close which leads into Milbourne Close. Turn right into Symons Way. Continue along into Symons Way and the property is found on the left hand side.

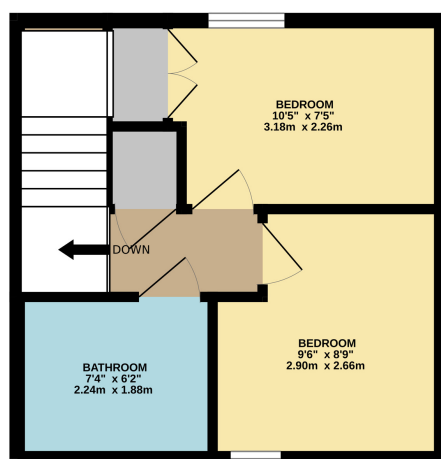




GROUND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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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AND
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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 same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

