

Union Street

Cheddar, BS27 3NA

COOPER
AND
TANNER



£250,000 Freehold

Set in a central village position is this three bedroom property requiring modernisation throughout and offered to market with no onward chain.

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 3  2  1 EPC TBC

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DESCRIPTION

Set in a central village position is this three bedroom property requiring modernisation throughout and offered to market with no onward chain.

Entering the property from the front you are welcomed into a front reception room with front aspect windows. Opening from the reception room you are welcomed into a second reception room which would make a perfect dining room with exposed flagstone flooring. The Kitchen is situated in the corner and although it needs updating it provides workspace and an electric oven with hobs. The garage is good sized area and could be used to park a vehicle. There is also a spiral staircase allowing access into bedroom three. The first floor houses the three bedrooms. The third bedroom has access onto the decked balcony and has a storage cupboard in the eaves. There are two further double bedrooms and a family bathroom suite which is fitted with a panelled bath, WC and pedestal sink. There is also a handy landing cupboard.

OUTSIDE

Externally the property benefits from an allocated parking bay at the front with access into the garage. There is also a car port which could additionally park a smaller vehicle. There is an enclosed front seating area and a decked area opened from bedroom three which is perfect to enjoy the sun.

LOCATION

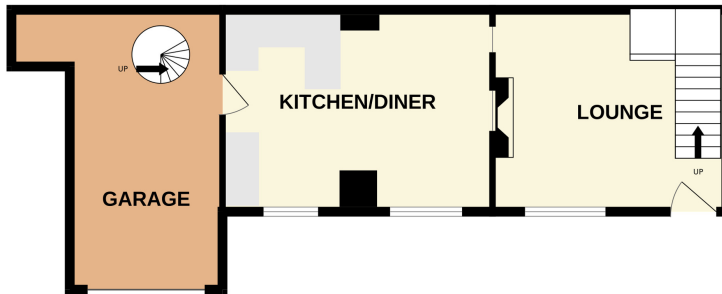
Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please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

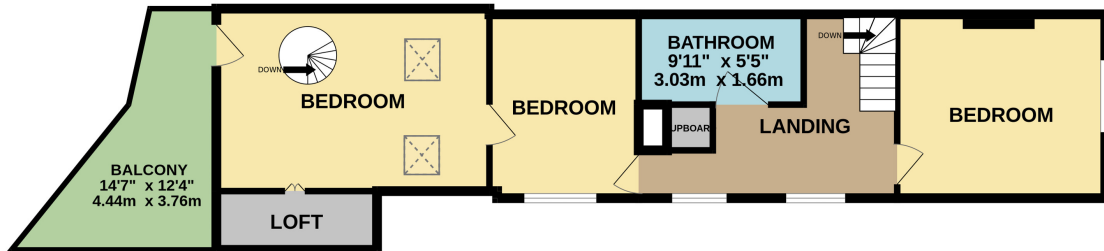




GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.4 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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