

# Hythe Wood

Cheddar, BS27 3FH

COOPER  
AND  
TANNER



## £270,000 Freehold

Offered on the affordable living scheme at 80% of market value. This well presented three bedroom property comprises of three bedrooms, family bathroom, cloakroom, kitchen, living room, rear garden and a driveway with additional parking.

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### BS27 3FH

 3  1  2 EPC TBC

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### DESCRIPTION

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Entering the property from the front you are welcomed into a spacious hallway providing access to the ground floor rooms. Immediately to your right you find a cloakroom housing a low level WC and pedestal sink. The kitchen is a front aspect room and has space for appliances and currently houses a breakfast table. There is a large living room at the rear which opens onto the garden with a rear aspect window which enjoys garden views.

The first floor houses the bedrooms and bathrooms. The principle bedroom is a rear aspect room and enjoys garden views and its own en suite bathroom which is fitted with a WC, shower cubicle and wash basin. There are two further bedrooms at the front of the property including a double bedroom and a single. The bathroom is located in the middle of the first floor and is fitted with a panelled bath with overhead shower, WC and pedestal sink.

### OUTSIDE

To the front of the property there is a block paved driveway which provides off road parking for one car with an additional graveled area providing further parking. There is also an additional parking bay at the side of the property. The rear garden is fully enclosed on all sides with high level boarded fencing. The property has a private rear garden which is not overlooked. The garden area is laid to low maintenance paving for ease of maintenance and with a lawn, There is also a useful garden shed and a pedestrian gate opening onto the rear.

### 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 with 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

### HEATING

Gas central heating

### VIEWING

Strictly by appointment only - Please call Cooper and Tanner

### DIRECTIONS

From our office, turn right and proceed to the Market Cross. Turn left and proceed along Bath Street, over two Zebra Crossings, before turning left at the War Memorial into Station Road. Continue along for approximately a quarter of a mile out of the village, and then take the right hand fork as the road bends to the left. At the T junction with Lower new Road turn right and proceed along, and over the Zebra Crossing, before turning almost immediately left into Centenary Way. Follow this road to the end and around a left hand bend into Hythe Lane, before turning left into Hythe Wood. At the T junction turn right and continue round and the property is found in front of you.

### AGENT NOTE

Maximum Income Restrictions

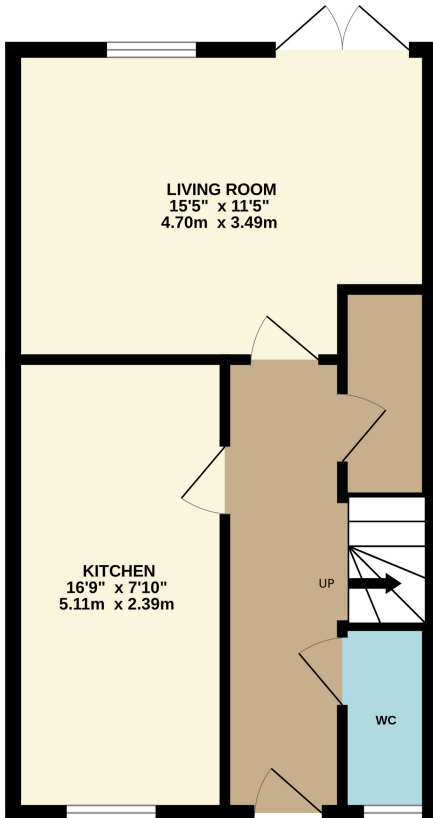
Single max income £78,660

Joint max income £90,761

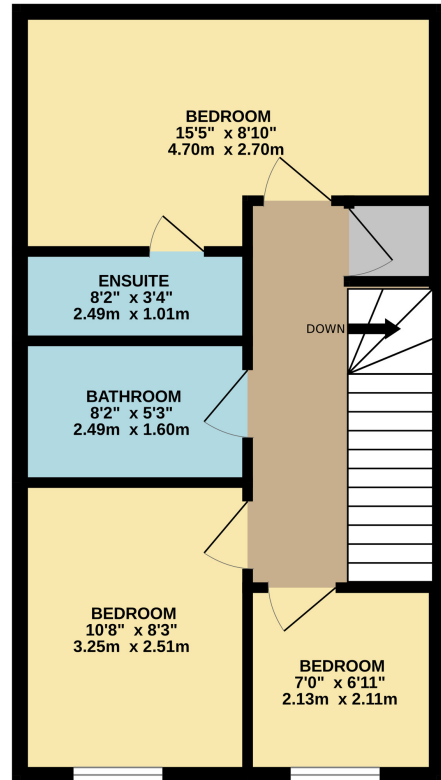




GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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