

# Edmunds Way

Cheddar, BS27 3PD

COOPER  
AND  
TANNER



£255,000 Freehold

Tucked away in a quiet cul-de-sac is this well presented two-bedroom property. Ideal for first time or investment buyers, this home occupies a private and sunny garden, large living/dining room, spacious kitchen and allocated parking.

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## DESCRIPTION

Entering the property through the front door you are welcomed into an entrance hall where there is storage for coats and shoes and is also where the wall mounted gas combination boiler is housed. The kitchen is a spacious and contemporary room. It is fitted with a variety of wall and base units, sink with drainer and mixer tap, four ring gas hob with extractor fan, oven and there is plenty of space for white appliances. Leading from the kitchen is the large living/dining room. This room is flooded with light from the double-glazed sliding doors that lead to the garden. There is plenty of space for living and dining furniture and storage is provided in the under stairs cupboard. On the first floor there are two bedrooms and a family bathroom. The main bedroom is a rear aspect and a good size. It benefits from two built in storage cupboards. The second bedroom is also rear aspect. They both share the modern bathroom. It is fitted with a panelled bath with overhead shower, pedestal basin and low-level WC. The property is double glazed throughout and warmed with gas central heating.

## OUTSIDE

The garden is a lovely sunny spot! It is a private space to relax and entertain. From the sliding doors, there is an area laid to gravel. Slightly raised from this is the



lawn and decked area. The decking is ideal for outdoor furniture. In the garden, there is also storage space. The garden is fully enclosed and secured with wall and fencing. Parking is provided in the allocated parking bays.

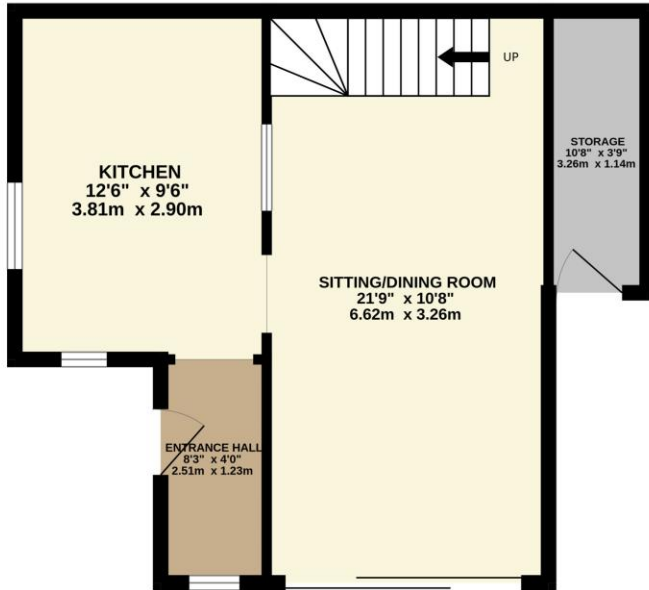
## LOCATION

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.

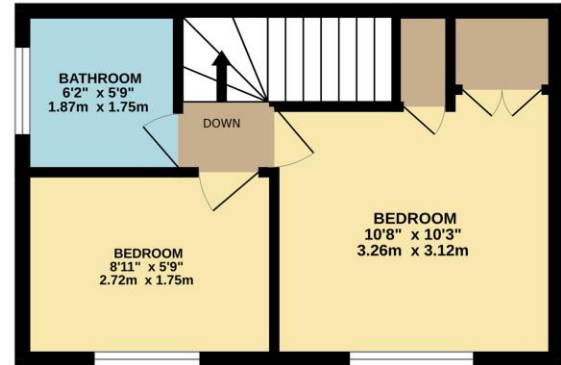




GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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