

# Redcliffe Street

Cheddar, BS27 3PA

COOPER  
AND  
TANNER



## £270,000 Freehold

Set in the heart of the village is this well proportioned two bedroom character property. Boasting two double bedrooms, ample living space and an enclosed rear garden.



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### DESCRIPTION

Set in the heart of the village is this well proportioned two bedroom character property. Boasting two double bedrooms, ample living space and an enclosed rear garden.

Upon entering the property you are welcomed into a porch area which leads directly into the front dining area. The dining area is light and spacious with a front aspect window, a beautiful fireplace and access into the living room. The living room has stairs leading to the first floor and houses an under stair cupboard. The kitchen is at the rear of the property has a side aspect door leading outside and a further side aspect window which is fitted with a selection of wall and base units, integral oven, with hob and overhead hood and space for white appliances.

The first floor houses the two bedrooms and the family bathroom. There is a good sized front bedroom with a feature fireplace with two front aspect windows. There is a window off the landing and access into the bathroom which benefits from a low level WC, pedestal sink, shower cubicle and a double ended panelled bath. The rear bedroom is a good sized double and benefits from patio doors which open into the garden

### OUTSIDE

The garden is a good size and is mostly laid to lawn with a patio area and pathway. The garden is filled with colour from a selection of mature flowers and plants and there is access into it from the kitchen with steps which then lead up, and from patio doors opening from the rear bedroom. The garden is larger than average with an extra section at 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. Public transport is well represented with a bus service passing through the village 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.

### TENURE

Freehold

### SERVICES

All mains services

### COUNCIL TAX

Band B

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

### DIRECTIONS

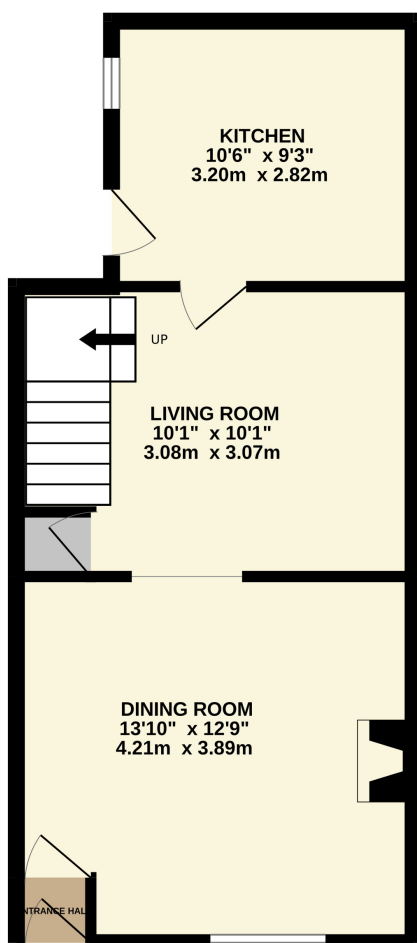
From our office, turn left and proceed along Union Street. Turn right over the bridge into Redcliffe Street and number 43 will be found approximately two hundred yards along on the left hand side just opposite the right hand turning into Masons Way.



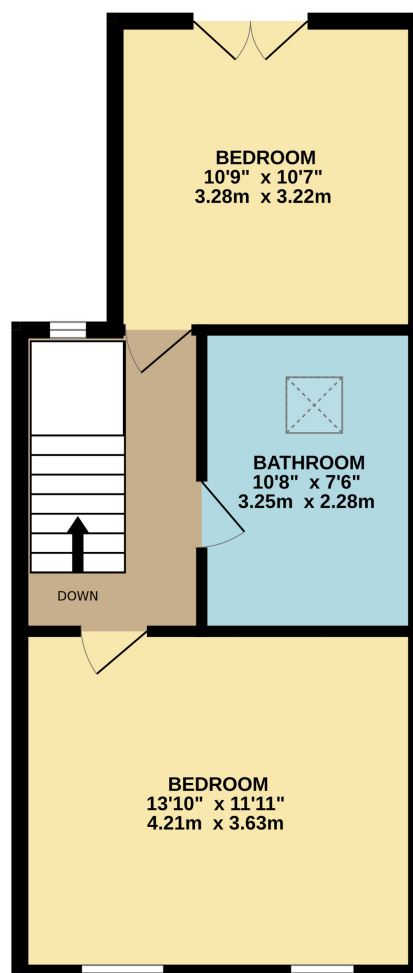




GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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**COOPER  
AND  
TANNER**

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