

Old Station Close

Cheddar, BS27 3DF

COOPER
AND
TANNER



£180,000 Leasehold

A good sized two bedroom apartment located in the heart of the village of Cheddar. This apartment would make a fantastic first purchase or a sound investment. The property boasts two good sized bedrooms, kitchen, bathroom, living room, a rear courtyard garden and an allocated parking bay.

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DESCRIPTION

Set close to the village amenities is this well proportioned two bedroom ground floor apartment with allocated parking and its own private rear garden. The apartment is perfect for first time buyers, downsizers and investors alike. You are immediately welcomed into a large living space where there is space for a sitting area and a dining room table with two front aspect windows. The kitchen is fitted with wall and base units and provides space for white appliances. There is a family bathroom which is fitted with a panelled bath, WC and pedestal sink. There are two double bedrooms at the rear. The larger bedroom enjoys garden views with a large rear aspect window with the smaller providing access into the rear courtyard.

OUTSIDE

Externally the property benefits from an allocated parking space at the front of the property and access into the rear courtyard. The courtyard is laid to artificial grass and is fully enclosed with fencing and is perfect for low level entertaining.

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 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.

TENURE

Leasehold

HEATING

Gas Central Heating

SERVICES

All Mains Services

LOCAL AUTHORITY

Sedgemoor District Council

COUNCIL TAX

Band B

VIEWINGS

Strictly by Appointment Only - Please Call Cooper and Tanner

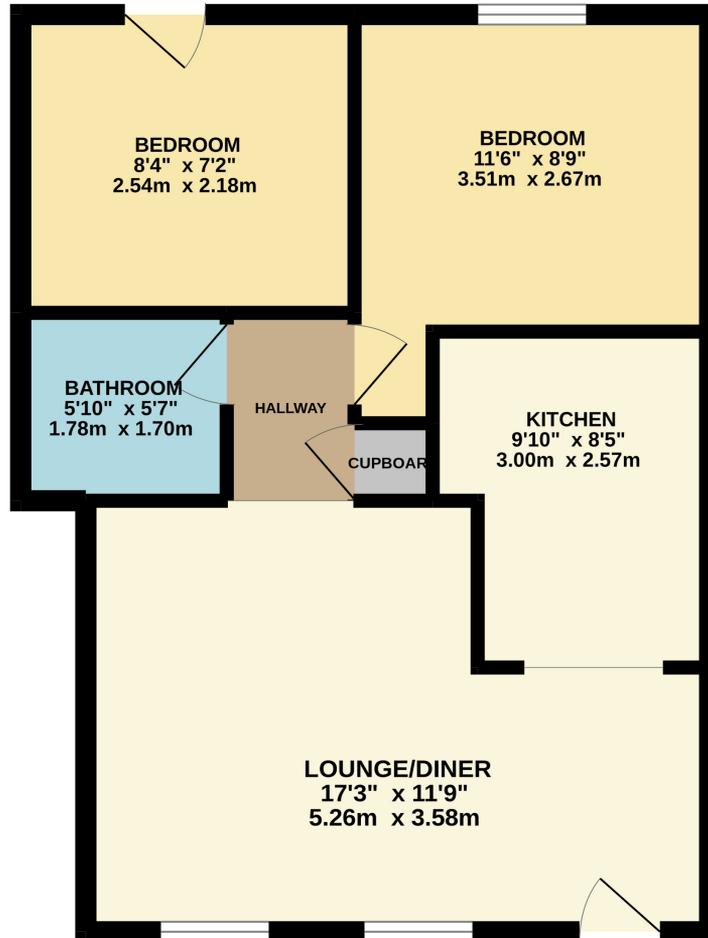
DIRECTIONS

From our office in Cheddar, proceed to the market cross, then turn right and proceed along Bath Street which leads to Wideatts Road. Take the left into Old Station Close, then the property can be located in the middle on the left hand side.





GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.4 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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