

# Ostrey Mead

Cheddar, BS27 3DX

COOPER  
AND  
TANNER



## £225,000 Leasehold

A well presented, chain free property in the heart of Cheddar. The property benefits from two bedrooms, en suite facilities, living room, kitchen, a courtyard garden and an allocated parking bay.

# Ostrey Mead

## Cheddar

### BS27 3DX

 2  1  2 EPC C

## £225,000 Leasehold

### DESCRIPTION

Set in the heart of the village is this well presented two bedroom apartment which is offered to the market with no onward chain complication.

As you enter the property from the front you are welcomed into a spacious entrance hall which provides access into all rooms. The living room is a front aspect room which is perfect for family living. The kitchen is a rear aspect room and is fitted with a selection of wall and base units and provides space for a breakfast table and has double doors opening out into the courtyard. The rear aspect bathroom is well equipped with a pedestal sink, low level WC and a panelled bath. There are two double bedrooms with the principle bedroom at the front benefiting from en-suite facilities which includes a WC, pedestal sink and a shower cubicle. The smaller bedroom which is also a double benefits from a rear aspect window which over looks the courtyard.

### OUTSIDE

The property is approached via a paved walkway leading towards a front door which provides private access into the apartment. The property benefits from an allocated parking spaces in the car park. There are also communal gardens and areas surrounding the development and further visitors parking spaces. There is a courtyard garden which is low maintenance and fully enclosed.

### 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

Leasehold - 999yr lease from 01/01/01

### SERVICES

All mains services

### COUNCIL TAX BAND

Band C

### EPC RATING

C

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

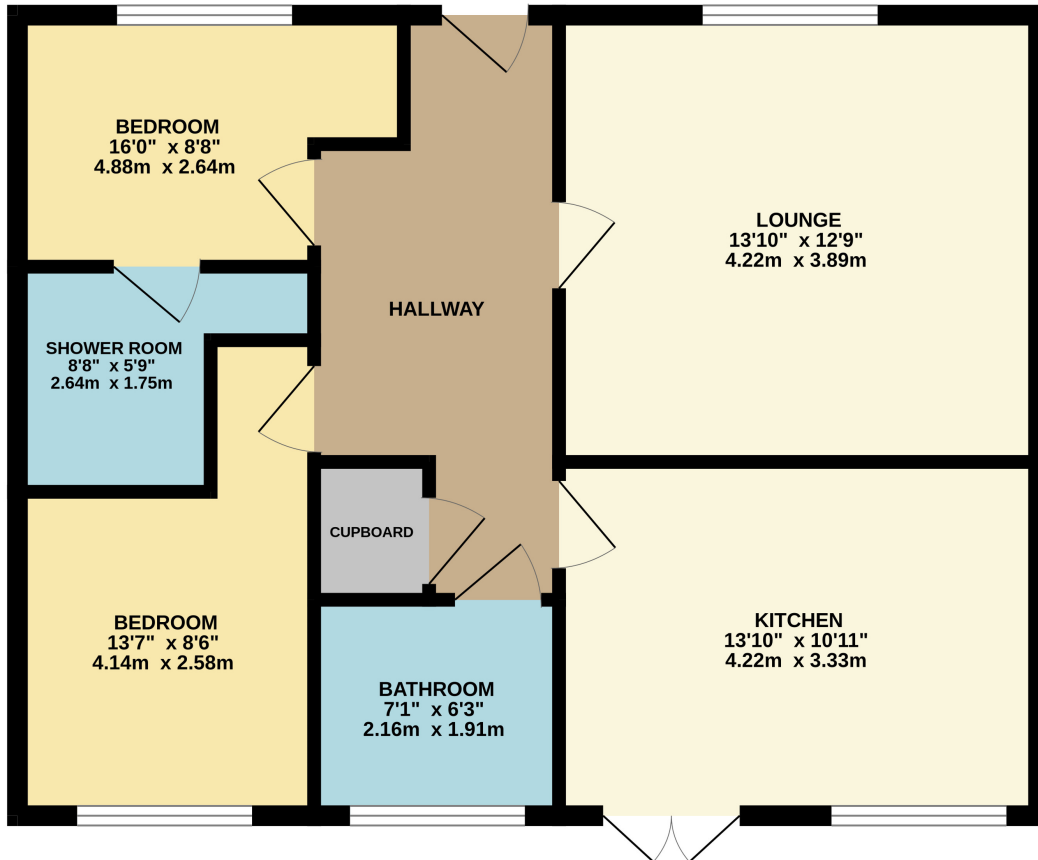
### DIRECTIONS

From the Market Cross in Cheddar, proceed along Bath Street past the Bath Arms. Ostrey Mead will be found on the right hand side, just opposite the War Memorial. There are visitor parking bays if required.





## GROUND FLOOR



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.  
Made with Metropix ©2023

### CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

