

Cliff Street

Cheddar, BS27 3PN

COOPER
AND
TANNER



£415,000 Freehold

A rare opportunity to purchase this handsome Victorian three bedroom detached family home in the centre of this thriving village. Offering parking to the front and delightful rear gardens backing onto the river. Accommodation comprises two reception rooms, kitchen, rear conservatory/sun room and downstairs cloakroom. Upstairs there are two double bedrooms, a single bedroom and family bathroom.

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EPC TBC

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DESCRIPTION

A rare opportunity to purchase this handsome Victorian three bedroom detached home in the centre of this thriving village. Offering parking to the front and delightful rear gardens backing onto the river. Accommodation comprises two reception rooms, kitchen, rear sun room and downstairs cloakroom. Upstairs there are two double bedrooms, a single bedroom and family bathroom. Upon entering the reception hall a staircase to the right with balustrading leads to the first floor. The sitting room at the front has a large bay with three replacement sash windows providing ample light into the room. The second reception room to the rear has French doors opening onto the rear sunroom and an open fireplace with tiled surround. The kitchen to the rear is fitted with modern base and wall units, stainless steel sink unit and working surfaces. There is a double glazed window overlooking the rear garden, space for gas cooker and space for undercounter fridge. From the kitchen leads to the sunroom providing space for storage and providing access to the garden. The first floor houses two double bedrooms, a single bedroom and family bathroom. The landing is light and airy with a double glazed sash window to the front. Bedroom one has a front aspect with two double glazed sash windows and picture rail. The second double bedroom has a rear aspect overlooking the delightful rear garden. The third bedroom is a single also with a rear aspect. The family bathroom with a side aspect and double glazed window comprises bath with shower over and screen, pedestal wash hand basin, low level WC and chrome style towel radiator. The house is warmed by gas central heating.

OUTSIDE

The garden is a perfect space to relax and to enjoy with the sound of the river at the bottom of the garden. Enclosed by hedging, nature stone walling and picket fencing and paved paths to the rear. The garden is ideal for family fun and enjoying the outdoors on a sunny day. Laid to level lawn with a selection of shrubs there is a

area of garden at the bottom which is laid out as a vegetable garden and ideal for growing your own produce. There are two outbuildings in the garden one which has plumbing for a washing machine so making this a useful utility room. Side pedestrian gated access to the front of the property.

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 main services

VIEWINGS

Strictly by appointment only. Please contact Cooper and Tanner.

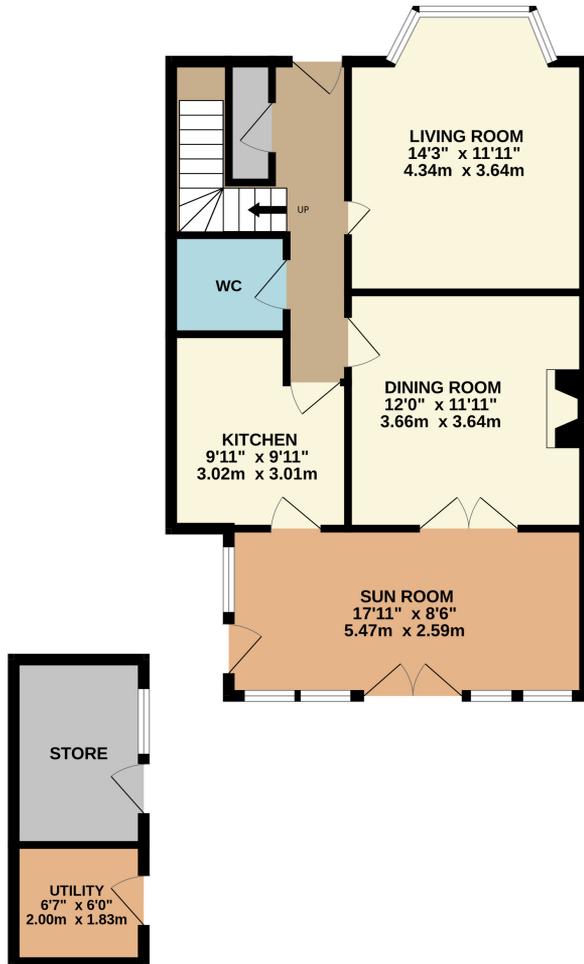
DIRECTIONS

From our office, turn left and proceed along Union Street and then follow the road around the corner where it becomes Cliff Street. The property is a little way along on the right hand side.

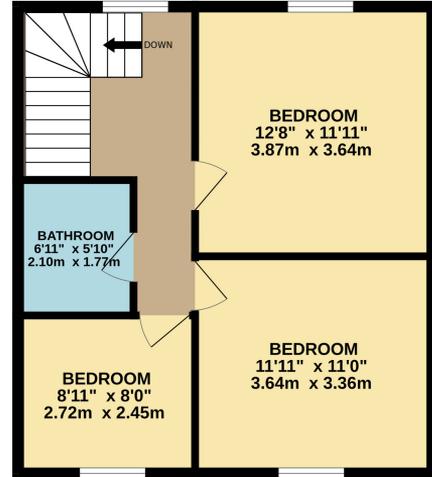




GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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CHEDDAR OFFICE

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