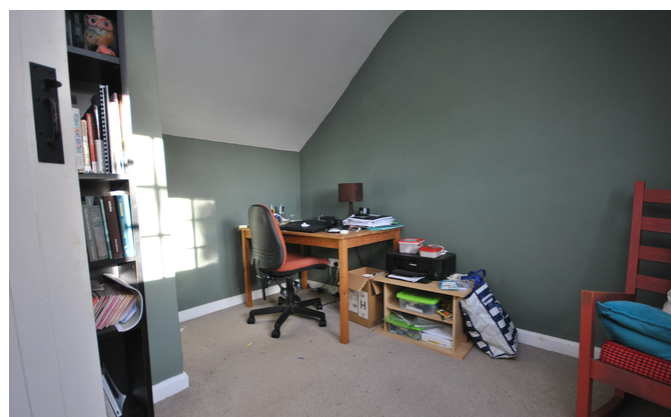


# Wells Road

Cheddar, BS27 3XB

COOPER  
AND  
TANNER



**£175,000 Freehold**

Requiring modernisation this property offers attractive period features and flexible accommodation arranged over two floors and is situated in Rodney Stoke. The property benefits from two bedrooms, a living room, kitchen and bathroom.

Wells Road  
Cheddar  
BS27 3XB

 2  1  1 EPC TBC

**£175,000 Freehold**

#### DESCRIPTION

Requiring modernisation is this two bedroom property situated in Rodney Stoke. The property benefits from two bedrooms, a living room, kitchen and bathroom. Entering the property from the front you enter into a hallway which provides access to all the ground floor rooms. The kitchen is a front aspect room and is fitted with a selection of wall and base units and cooking facilities. The bathroom is a rear aspect room and is fitted with a panelled bath with overhead shower, low level WC and a pedestal sink. The living room is a front facing room with a wood burner and stairs leading to the first floor. The first floor houses the two bedrooms which are both good sized with the smaller benefiting from its own storage cupboard.

#### OUTSIDE

The front of the property is accessed via a wrought iron gate. There is enough space for bin storage with the added benefit of a store shed.

#### LOCATION

Rodney Stoke is a rural village situated on the edge of the Mendip Hills and about five miles from the cathedral city of Wells and three miles from the large village of Cheddar. There is a bus service to Wells and Weston-super-Mare. There are an extensive range of amenities available at Wells or nearby Cheddar. Schools include Draycott village primary school (approximately 2 miles away) and Fairlands Middle and Kings of Wessex Senior School both in Cheddar. Private schooling in the area includes Sidcot School, Wells Cathedral School and Millfield.

#### TENURE

Freehold

#### SERVICES

All mains services

#### LOCAL AUTHORITY

Somerset County Council

#### EPC RATING

E

#### COUNCIL TAX BAND

C

#### VIEWINGS

Strictly by Appointment Only - Call Cooper and Tanner

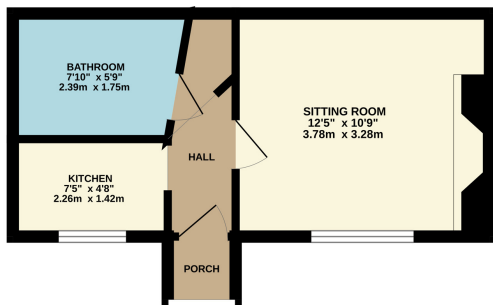
#### DIRECTIONS

From Cheddar take the A371 towards Wells. Pass through the village of Draycott and continue along the A371 until you enter the village of Rodney Stoke where the property will be found on the left hand side, not far from The Rodney Stoke Inn.

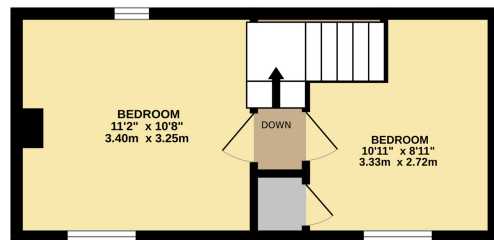




GROUND FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 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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