

St Andrews Road

Cheddar, BS27 3NE

COOPER
AND
TANNER



£425,000

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 3  2  1 EPC TBC

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DESCRIPTION

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Entering the property from the driveway you are welcomed into a spacious hallway which provides access into most of the ground floor rooms. The living room is a large front aspect room with a large front windows bringing in plenty of light. The kitchen is a rear aspect room and opens into the conservatory. The kitchen benefits from a rear aspect window and is fitted with a selection of wall and base units with space for appliances. The conservatory is a light and airy rear aspect room and enjoys garden views with plenty of space to sit or with room for a dining room table. There is a good sized rear aspect bedroom and a front aspect bedroom that has a front and side aspect window and stairs leading to the first floor. The ground floor is completed with a family bathroom which is fitted with a shower cubicle, WC and basin.

The first floor houses two large bedrooms which both enjoy garden views and both benefit from storage facilities. There is also a large loft space found off the side of the landing and is perfect space to store items.

OUTSIDE

The front of the property benefits from a large driveway that provides off street parking for multiple vehicles. There is access from the front into the main residence and into the garden. The garage sits at the end of the driveway and is accessed through an up and over door. The rear garden is fully enclosed and is mostly laid to patio and stone chippings. The garden is a perfect space to sit and enjoy the surroundings or for children to play.

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. 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 and caves, 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, 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

Freehold

SERVICES

All mains services

COUNCIL TAX

Band C

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

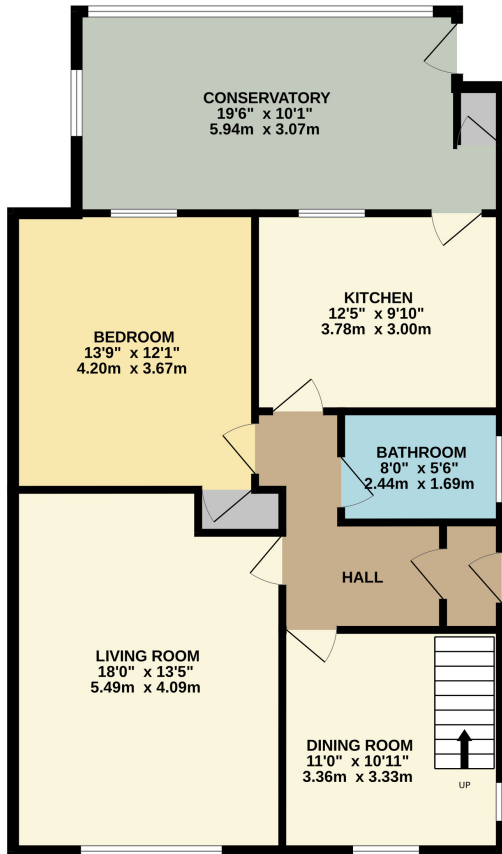
DIRECTIONS

From our office in the centre of the village turn left and proceed along Union Street, turning right at the bend over the bridge and into Redcliffe Street. Take the second turning left into St Andrews Road and the property will be found a little way along on the left-hand side





GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.2 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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