

Venns Gate

Cheddar, BS27 3LW

COOPER
AND
TANNER



£295,000 Freehold

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DESCRIPTIONS

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Entering the property you are welcomed immediately into a front porch area which then leads directly into a large hallway with flagstone flooring and access into the kitchen and living room. The living room is a large front aspect room with a beautiful inglenook fireplace and integral wood burner. There is access from the lounge to the first floor and into an under stairs storage cupboard. The kitchen is a large rear aspect room with bi fold doors opening to the patio at the rear. The kitchen is fitted with a selection of wall and base units and has space for white appliances and a table. There is also a wall mounted boiler which warms the property and access into the shower room which is fitted with a shower cubicle, WC and basin.

The first floor houses the bedrooms and the family bathroom. There are two double rear aspect bedrooms with one benefiting from an open fireplace and skylight. The family bathroom is a rear aspect room with a panelled bath with overhead shower, WC and basin.

OUTSIDE

The cottage is approached via a wrought iron gate on to a small frontage, with paving. There is a stone front boundary wall and plenty of space for containers, pots and tubs etc. The rear garden is of a good size, enclosed and tiered to take into account the hillside location. Immediately to the rear of the kitchen there is a lower level patio with rear retaining wall, sheltered and enclosed, the perfect spot to sit and enjoy a morning cup of coffee, or for alfresco dining. Stone steps then lead up to the main area of garden which is level and again fully enclosed with gravelled area and rear boundary fence. Rear pedestrian access can be gained into the garden via a gate which leads onto a pathway at the rear and which leads via a shared drive onto the road at the end of the terrace.

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, 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. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all 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 B

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

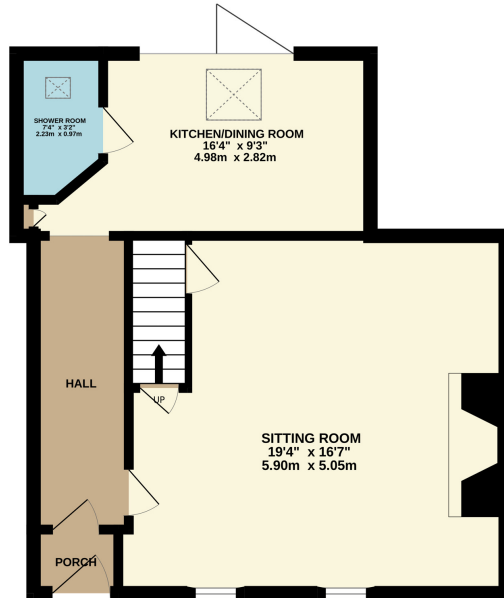
DIRECTIONS

From our office in Union Street, turn left and proceed into Cliff Street to the roundabout. Turn left into Tweentown and continue along here around two bends into The Barrows. Turn right into Hannay Road, bearing left past Mewswell Drive and then turn left into Venns Gate where the property will be found on the right hand side of the road.

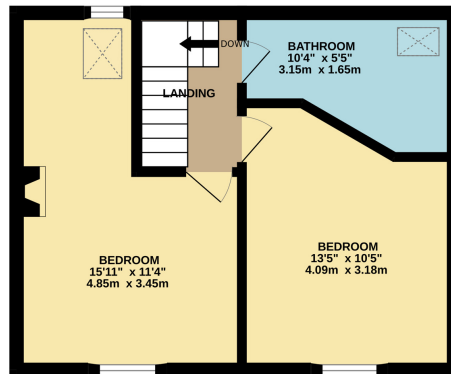




GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 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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AND
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