

Gough Place

Cheddar, BS27 3DJ

COOPER
AND
TANNER



£255,000 Freehold

Set in the heart of the village is this well positioned two bedroom semi detached property. Benefiting from a rear garden, driveway, living room, kitchen and family bathroom this would be perfect for first time buyers, downsizers or investment buyers.

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DESCRIPTION

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Entering the property from the driveway you are welcomed immediately into the living room. The living room is a good sized front aspect room with access into the kitchen and to the first floor. The kitchen is a rear aspect room and has garden views, doors opening out and is fitted with a selection of wall and base units and provides space for white appliances. The first floor houses the two bedrooms and the family bathroom. The master bedroom is a good sized rear aspect double which overlooks the garden and there is a further double bedroom at the front. The family bathroom is a side aspect room and is fitted with a panelled bath with overhead shower, basin, WC and a over stair cupboard.

OUTSIDE

Sitting in a desirable cul-de-sac within Cheddar. To the front of the property there is a gravelled area providing space for potted plants and a bench. To the side there is ample driveway parking for a couple of vehicles and access to the rear garden. The private rear garden is of good size and is mainly laid to lawn. There is a patioed area and a gravelled area. The whole space is boarded by fencing and there is a free standing wooden shed.

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 every hour 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.

The village itself has a wide range of shops to cater for everyday needs, bank, and 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

LOCAL AUTHORITY

Somerset County Council

SERVICES

All mains services

COUNCIL TAX BAND

Band C

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

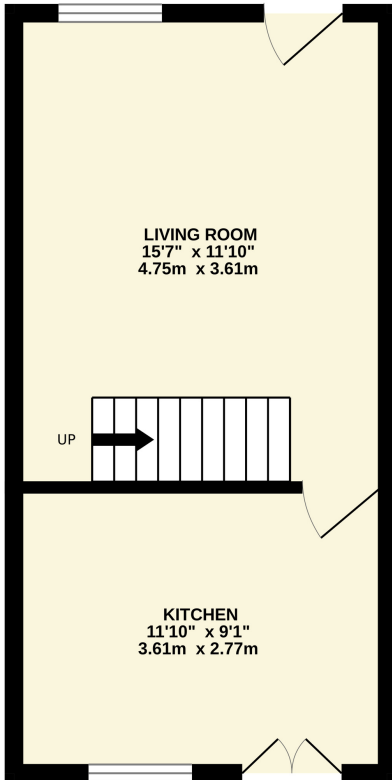
DIRECTIONS

From our office in Union Street, Cheddar, turn right and proceed to the junction by the Market Cross. Turn right into Bath Street and follow this road until you reach the sixth turning on your right named Barrows Road. Turn into Barrows Road and then take the first right into Gough Place where the property will be found to the left.

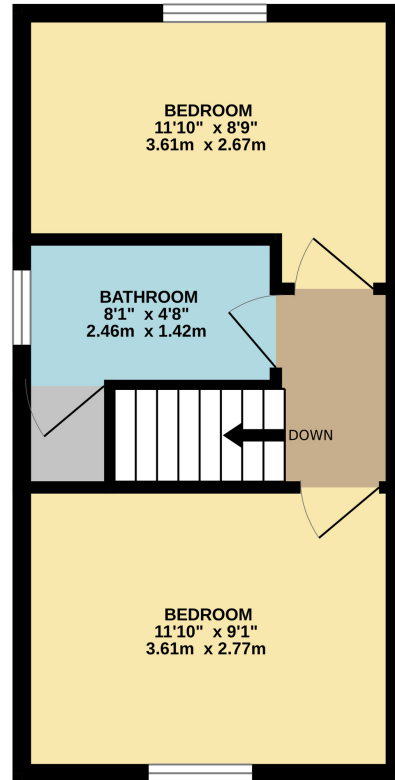




GROUND FLOOR
287 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 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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