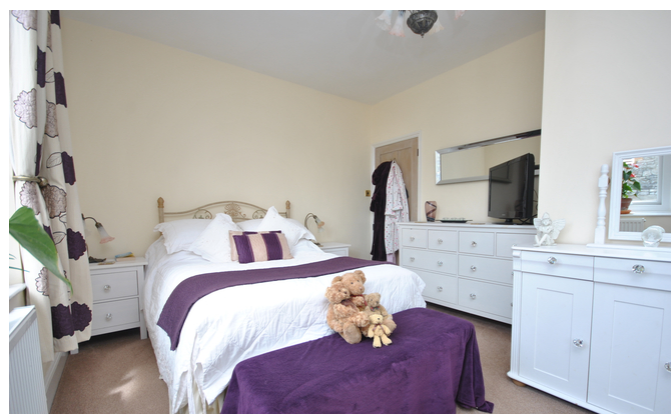


Cliff Street

Cheddar, BS27 3PR

COOPER
AND
TANNER



£349,950 Freehold

Centrally positioned and benefiting from an array of original features is this beautifully presented three bedroom property. Boasting a fragrant and colourful rear garden, open plan living and two bathrooms this property is an ideal family home.

Cliff Street Cheddar BS27 3PR

 3  2  2 EPC TBC

£349,950 Freehold

DESCRIPTION

Centrally positioned and benefiting from an array of original features is this beautifully presented three bedroom property. Boasting a fragrant and colourful rear garden, open plan living and two bathrooms this property is an ideal family home.

Entering the property from the front you are welcomed into the hallway that leads into most of the ground floor rooms. The living room is a front aspect room with a large bay window at the front. There is an integral dining room linking the hallway, lounge and kitchen. The dining room is fitted with a new woodturner adding to the character and charm. The kitchen is a rear aspect room and backs onto the footpath at the rear. The kitchen is fitted with a selection of wall and base units, an electric oven, gas hob and integrated dishwasher. The utility room is a handy room and has previously been used as a study and provides space for white appliances. The ground floor is completed with a handy shower room which is fitted with with a WC, pedestal sink, shower cubicle and a wall mounted boiler which warms the home.

The first floor houses the three bedrooms and the family bathroom. The master bedroom is a front aspect room with two front facing windows and built in fitted wardrobes. There are two further bedroom with one at the rear and one at the side. There is a family bathroom which is fitted with a panelled bath with over head shower, pedestal sink and WC.

OUTSIDE

Access from the front is through a iron gate, there is a front wall at the front enclosing a small courtyard where there is space for bins or a selection of potted plants. The rear garden leads onto the river and benefits from a selection of mature flowers and plants. There is a patio area at the bottom of the garden which is perfect for enjoying the sun, a greenhouse, wooden shed and further patioed area.

AGENT NOTE

There is a pedestrian footpath providing access to the neighbours property running past the rear door.

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

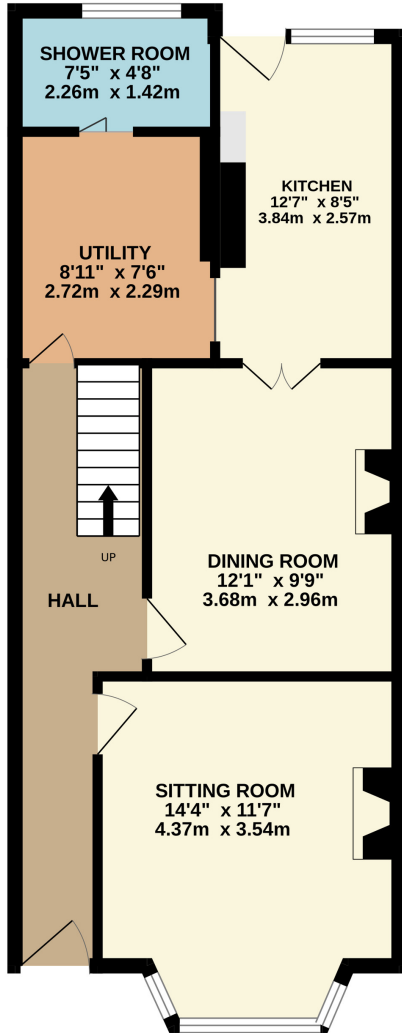
DIRECTIONS

From our office turn left and continue along Union Street and around the left hand bend where the road becomes Cliff Street. Montrose Villas will be found towards the end on the right hand side with a Cooper and Tanner board erected at the front.

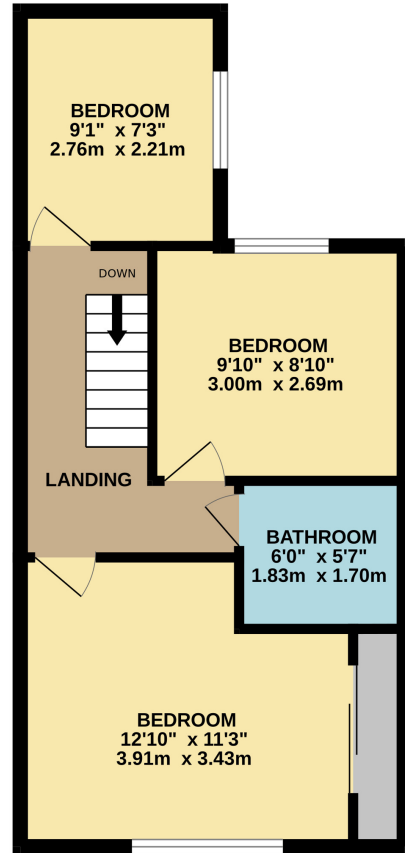




GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

