

Thynne Close

Cheddar, BS27 3XR

COOPER
AND
TANNER



£465,000 Freehold

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DESCRIPTION

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Stepping through the front door, you are welcomed into a spacious hallway that accommodates a convenient cloakroom, featuring a modern washbasin, chrome towel rail, and low-level WC. There is also a useful storage cupboard under the stairs. The sitting room is to the left of the hallway, a bright and airy space with a large window to the front and two side windows. On the right of the hallway, a second reception/family room beckons, offering versatility as a potential dining room or additional living area. This room enjoys a large front aspect window. The heart of the property lies within the refitted modern kitchen and dining room with French doors leading out to the garden. The kitchen is well-appointed and equipped with a range of both wall and base units and with space for further appliances. There is ample room for a dining room table, creating a sociable space which is light and airy and opens out into the garden.

The first floor comprises four generously sized bedrooms, a family bathroom, a master en-suite, and an airing cupboard. The master bedroom is a front aspect room with built-in wardrobes and access to the en-suite, which is fitted with a fully tiled shower cubicle, concealed WC, and basin. The second bedroom is also a double with built-in wardrobes and a rear aspect. There are two further bedrooms, one with a front aspect and one with a rear aspect. The family bathroom comprises a suite with a paneled bath and an overhead shower, a pedestal washbasin, a low-level WC, and a heated towel rail. The property is double-glazed, and gas central heating keeps the home warm and comfortable.

The property benefits from backing onto the school playing fields, is not overlooked and enjoys far distance views towards The Mendips.

OUTSIDE

Approaching the property at the front there is a large driveway providing ample parking for multiple vehicles. The front garden is fully enclosed and is laid to grass and chippings with a paved path leads to the front door. A side gate provides access into the rear garden. The double garage to the front has up and over doors which provides space for cars and storage above with power and light. There is access into the rear garden. The rear gardens are enclosed with fencing and hedging. There are level lawns, flower and plant borders with some mature shrubs. There is also a patio area and some side storage.

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 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.

TENURE

Freehold

HEATING

Gas central heating

COUNCIL TAX

Band F

LOCAL AUTHORITY

Somerset County Council

SERVICES

All mains services

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

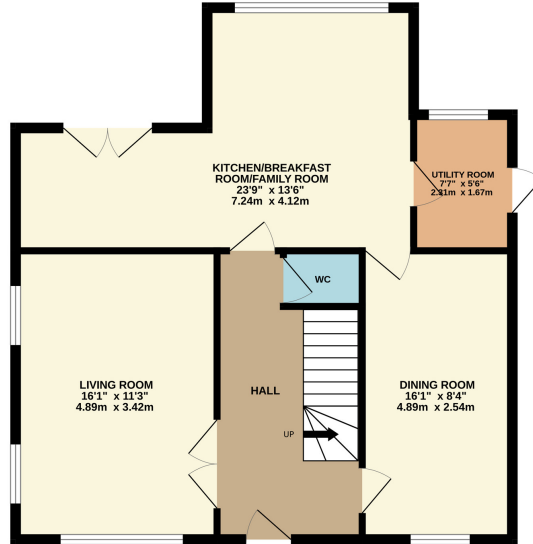
DIRECTIONS

From our Cheddar office in Union Street, proceed to the Market Cross. Turn left onto the A371 and follow this road out of the village. Immediately after the football field on the right hand side, turn right into Draycott Park and continue to the T-junction. Turn left into Labourham Way and follow this road for approximately a quarter of a mile and enter into Thynne close where the property is found in the corner on the right hand side.

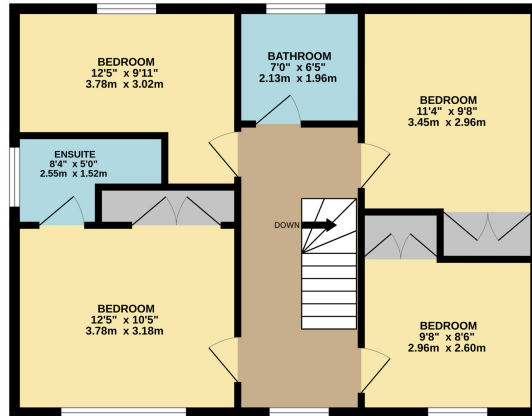




GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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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