

Masons Way

Cheddar, BS27 3PG

COOPER
AND
TANNER



£365,000 Freehold

This well presented two bedroom bungalow is set in the heart of Cheddar and has been recently improved to an extremely high standard. The property benefits from two double bedrooms, a modern shower room, kitchen, living room, rear garden, driveway parking and a single garage.

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DESCRIPTION

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Entering the property from the front you are welcomed into a spacious hallway that provides access into all the rooms. There are two front aspect bedrooms which are both doubles with the larger bedroom benefiting from built in storage cupboards. The living room is a light and airy rear aspect room with patio doors opening out to the garden and also provides ample sitting space and room for a dining room table. The Living room leads directly into the kitchen that is newly fitted with a selection of wall and base units and has space for appliances and windows to the front and side. The bungalow is completed with a modern shower room with a shower cubicle, WC and basin.

OUTSIDE

The front of the property is laid to gravel with a tarmac driveway providing parking for multiple vehicles. There is also access into the garage through an up and over door. The south facing rear garden is fully enclosed and is mostly laid to grass with a patio area outside the rear doors of the property. The garden is perfect for entertaining and enjoying the daytime sun. There is a large veranda at the rear of the garden where it currently covers a hot tub. The garden is filled with colour by some potted plants and there is a wooden shed and a further fenced off storage area.

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, 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

HEATING

Gas central heating

SERVICES

Mains gas, mains electricity, mains water, mains drainage and water meter

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

Band C

VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

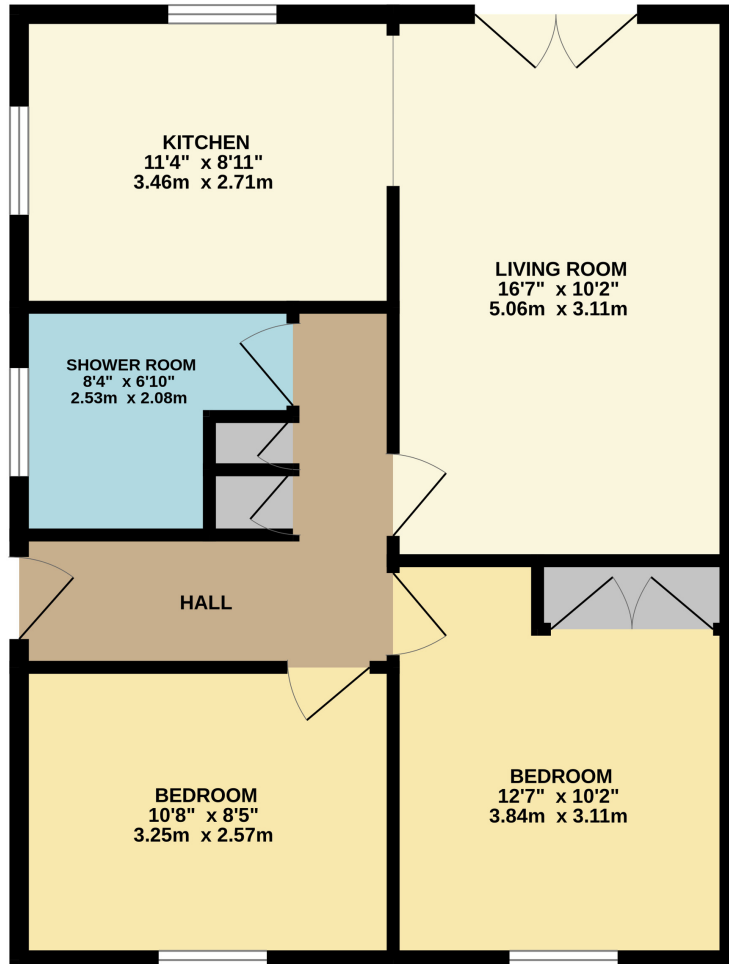
DIRECTIONS

From our office turn left and then turn right across the bridge into Redcliffe Street. Take the third turning on the right into Masons Way and the property can be found at in front of you as you enter into the road.





GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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