

Hythe Wood

Cheddar, BS27 3FH

COOPER
AND
TANNER



£176,500 Freehold

Offered to the market on the affordable living scheme at 80% of the property value is this well presented two bedroom property which comprises of two bedrooms, family bathroom, cloakroom, kitchen, living room, rear garden and a driveway with additional parking.

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 2  1  2 EPC TBC

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DESCRIPTION

Offered to the market on the affordable living scheme at 80% of the property value is this well presented two bedroom property which comprises of two bedrooms, family bathroom, cloakroom, kitchen, living room, rear garden and a driveway with additional parking.

The ground floor comprises of a front aspect kitchen with a array of wall and base units with space for white appliances. There is a handy cloakroom and a good sized rear aspect living room with storage cupboard and patio doors opening out to the garden. The first floor comprises of two bedrooms, a master front aspect bedroom and a bedroom at the rear which overlooks the garden. The family bathroom is fitted with a panelled bath with overhead shower, WC and pedestal sink.

OUTSIDE

To the front of the property there is a long block paved driveway which provides off road parking for one car and an additional communal bays in the carpark . A paved pathway leads to the entrance door and there is a side wrought iron railing. The rear garden is fully enclosed on all sides with high level boarded fencing. The property has a private rear aspect and is not overlooked. The garden area is laid to low maintenance paving for ease of maintenance with artificial grass. There is also a useful garden shed and a pedestrian gate opening onto the rear.

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

SERVICES

All mains services

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

Band C

EPC

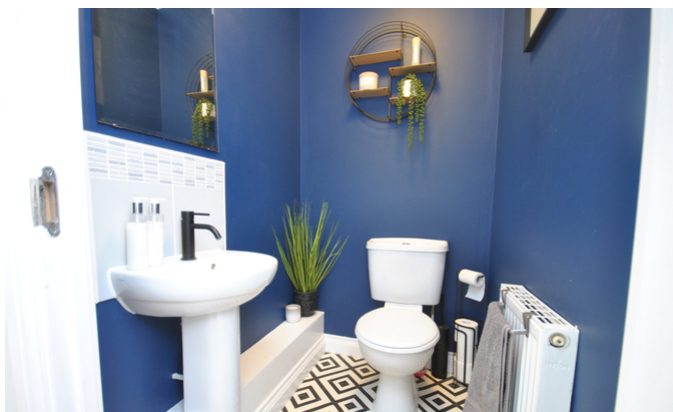
TBC

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

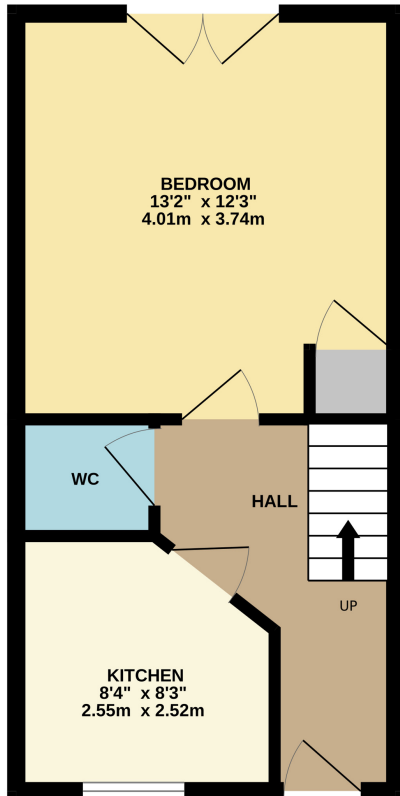
DIRECTIONS

From our office, turn right and proceed to the Market Cross. Turn left and proceed along Bath Street, over two Zebra Crossings, before turning left at the War Memorial into Station Road. Continue along for approximately a quarter of a mile out of the village, and then take the right hand fork as the road bends to the left. At the T junction with Lower new Road turn right and proceed along, and over the Zebra Crossing, before turning almost immediately left into Centenary Way. Follow this road to the end and around a left hand bend into Hythe Lane, before turning left into Hythe Wood. At the T junction turn right and continue round and the property is found on the the right hand side.

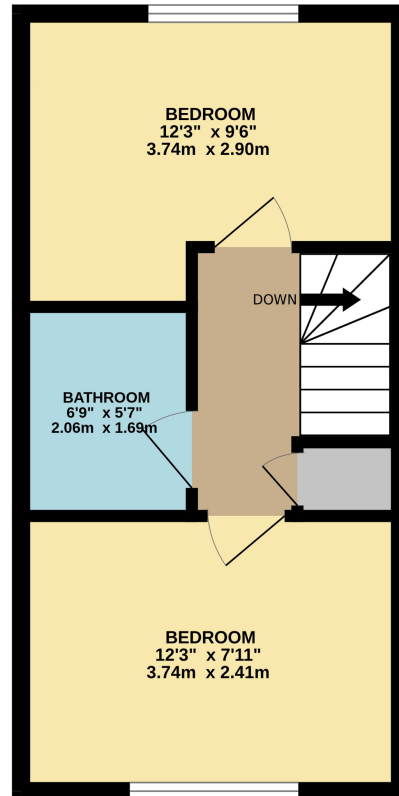




GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

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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.

