

Gadds Lane

Cheddar, BS27 3JB

COOPER
AND
TANNER



£295,000 Freehold

Set close to village amenities and with no onward chain is this well proportioned two bedroom bungalow with off street parking for multiple vehicles, garage and with ample living space.

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 3  1  1 EPC TBC

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DESCRIPTION

Set close to village amenities and with no onward chain is this well proportioned two bedroom bungalow with off street parking for multiple vehicles, garage and with ample living space.

Entering the property you are welcomed into a large hallway that provides access into all the rooms. The living room is a large front and side aspect room with a built in, open fireplace adding to the warmth of the room. The kitchen is recently fitted and provides space for a table. The kitchen is fitted with an array of wall and base units with space for appliances. There is also access at the side into a footpath that leads to the rear of the property. The bathroom is newly fitted and consists of a panelled bath with overhead shower, basin and WC. There are two double bedrooms, the master is a dual aspect room and the second is a good sized rear aspect room. There is a further cloakroom at the front fitted with a WC.

OUTSIDE

Entering through the gate at the front you are welcomed onto a large frontal area which provides off street parking for multiple vehicles onto a gravelled path. There is a freestanding brick built garage that is accessed through an up and over door. There is a footpath that leads behind the back off the property with an area perfect for wood storage or to dry laundry.

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

SERVICES

Believed to be all mains services

COUNCIL TAX BAND

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EPC RATING

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VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

DIRECTIONS

From our office turn left and proceed along Union street into Cliff Street and as far as the roundabout adjacent to the Riverside Inn, take the first exit left into Tweentown and proceed along before turning into Gadds Lane on the left hand side just before the deli and the property is the last last property in the corner on left hand side.





GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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