

Station Road

Cheddar, BS27 3AH

COOPER
AND
TANNER



£375,000 Freehold

A rarely available Semi-Detached Victorian property full of character and charm and with the benefits of period features, garden and ample living space, situated just a stone's throw from the centre of the village.

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 3  2  1 EPC TBC

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DESCRIPTION

A rarely available semi-detached Victorian property full of character and charm and with the benefits of period features, garden and ample living space, situated just a stone's throw from the centre of the village.

Entering the property from the side and into the entrance hall you are welcomed into a grand hallway with storage space provided and access into the living room, dining room and to the first floor. The living room is a grand front aspect room with a wall mounted fireplace being a real focal feature and a large bay window adding to charm. The dining room benefits from a feature fireplace and opens to the rear through patio doors and into the kitchen. The kitchen is a large dual aspect room with windows to the rear and the side. The kitchen is a good sized room and provides space for white appliances and a breakfast table and is fitted with an array and wall base units.

The first floor houses the three bedroom and the family bathroom. The principle bedroom is a front aspect room. There are two further double bedrooms which both overlook the garden with one befitting from its own storage cupboard. The family bathroom is well equipped with a panelled bath with shower overhead, a vanity sink and low level WC. The landing also provides access via a ladder staircase to the loft room which is fitted with skylights and could be used as occasional sleeping accommodation, a study or as a perfect storage facility. The loft room has further space through a door which has the same potential uses.

OUTSIDE

Entering from the road you are welcomed through a gate onto a footpath which leads to the front of the property and into the rear garden. There is small enclosed frontal area which is currently fitted with a selection of mature flowers. The rear garden is fully enclosed and is mostly laid to lawn with a patio area. There is an additional outbuilding at the rear which his perfect for garden storage. The rear garden is filled with a selection of mature plants and flowers.

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

COUNCIL TAX

Band C

SERVICES

All mains services

EPC RATING

E

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

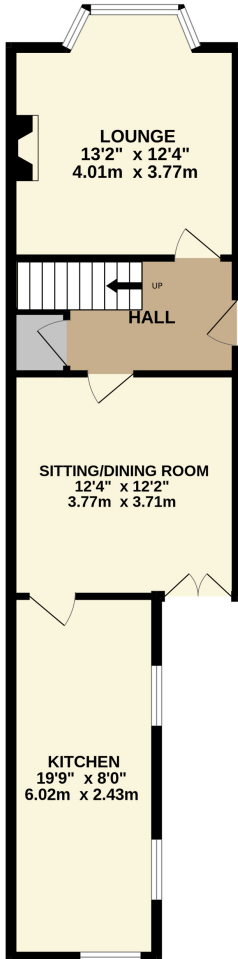
DIRECTIONS

From our office in Union Street, Cheddar, turn right at the Market Cross into Bath Street which then becomes Station Road. At the War Memorial turn left and then the property can be found on the right hand side

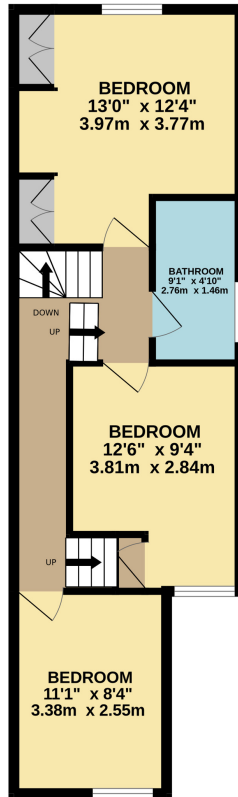




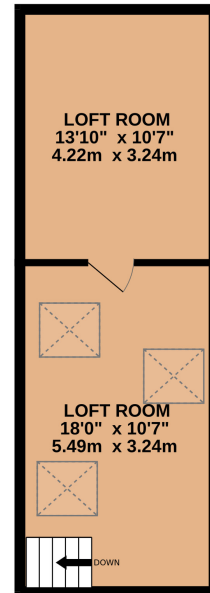
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 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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