

# Fiveways Close

Cheddar, BS27 3DS

COOPER  
AND  
TANNER



**£275,000 Freehold**

Offered to the market with no onward chain is this well proportioned three bedroom property with off street parking and a rear garden in the heart of Cheddar.

# Fiveways Close

## Cheddar

### BS27 3DS

 3  2  1 EPC TBC

## £275,000 Freehold

### DESCRIPTION

Offered to the market with no onward chain is this well proportioned three bedroom property with off street parking and a rear garden in the heart of Cheddar.

Entering the property you are welcomed into a hallway with access into the lounge and up the stairs to the first floor. The living room is a front aspect room with space for a dining room table and access into the kitchen. The kitchen is a rear aspect room with garden views. The kitchen is fitted with an array of wall and base units and provides space for white appliances. There is a useful conservatory at the rear with garden views and patio doors opening at the side onto the patio.

The first floor houses the three bedrooms and the bathroom facilities. The principle bedroom is at the front of the property with two wardrobes, a sliding door wardrobe and a further cupboard. There are two further bedrooms, a double and a single, both are located at the rear with garden views. The family bathroom is fitted with a panelled bath with shower overhead, WC, pedestal sink and a side aspect window.

### OUTSIDE

The front of the property benefits from off street parking and a small frontal lawn area with a pathway leading to the front door. The rear garden is mostly to laid to lawn with a patio area. The garden is fully enclosed and there is currently a wooden shed erected.

### 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

All mains services

### LOCAL AUTHORITY

Somerset County Council

### EPC RATING

TBC

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

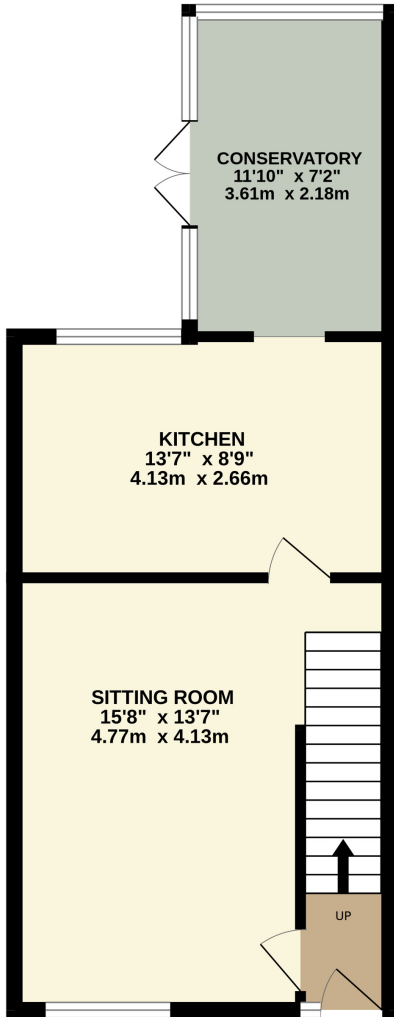
### DIRECTIONS

From the market cross in Cheddar, going towards Axbridge on the A371, you will proceed along Wideatts Road. Fiveways Close is the third turning on the left, before you reach Upper New Road and the property will be found on the right hand side.

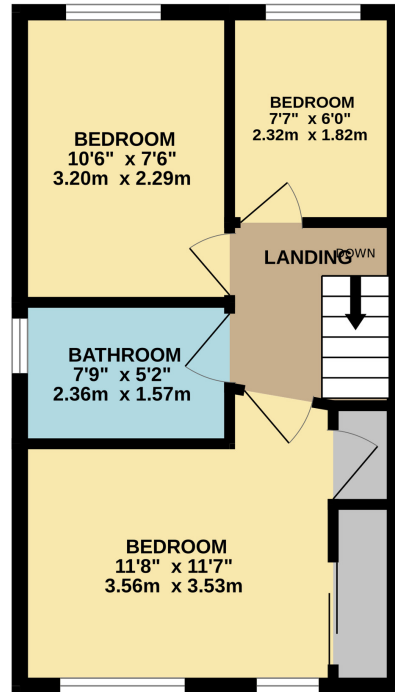




GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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