

# Symons Way

Cheddar, BS27 3NJ

COOPER  
AND  
TANNER



## £179,500

Situated in an over 55's friendly complex is this immaculate two bedroom ground floor apartment with kitchen, family bathroom and being sold with no onward chain.

# Symons Way

## Cheddar

### BS27 3NJ

 2  1  1 EPC D

## £179,500

#### DESCRIPTION

Symons Way is a small complex of sheltered housing, being most skilfully designed and located in a very central position within a few yards of Sainsburys supermarket and the doctor's surgery. These homes are restricted to residents over 55 years of age. There is also a residents shared garden to use and enjoy.

Upon entering the apartment through its own entrance you are immediately welcomed into a front porch which is perfect for coat and shoe storage and currently houses the electric fuse box. The living room is bright and airy with a large front aspect window. The kitchen is recently fitted and benefits from an electric hob, electric oven and overhead hood, built in fridge, freezer, microwave and washer/dryer. The kitchen is fitted to an exceptionally high standard with Neff, Bosch and AEG appliances. There are two bedrooms which both benefit from built in wardrobes with a larger double at the front and a single at the rear which could additionally be used as a study. The property benefits from a large shower room with shower cubicle, WC and a pedestal sink. There is also the added benefit of ample storage with two cupboards from the hallway and a further cupboard accessed from the lounge. The property also benefits from newly fitted slim line electric smart radiators which can be controlled by WIFI, a recently updated electric system, wooden flooring throughout and a new water heater cylinder with a pressure pump cylinder.

#### OUTSIDE

The property is accessed by a pathway which leads to the front door. The property is surrounded with communal gardens with an additional space at the side which has previously been agreed to be allowed to store a storage shed.

#### 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

Electric Heating

#### COUNCIL TAX

Band B

#### EPC RATING

D

#### VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

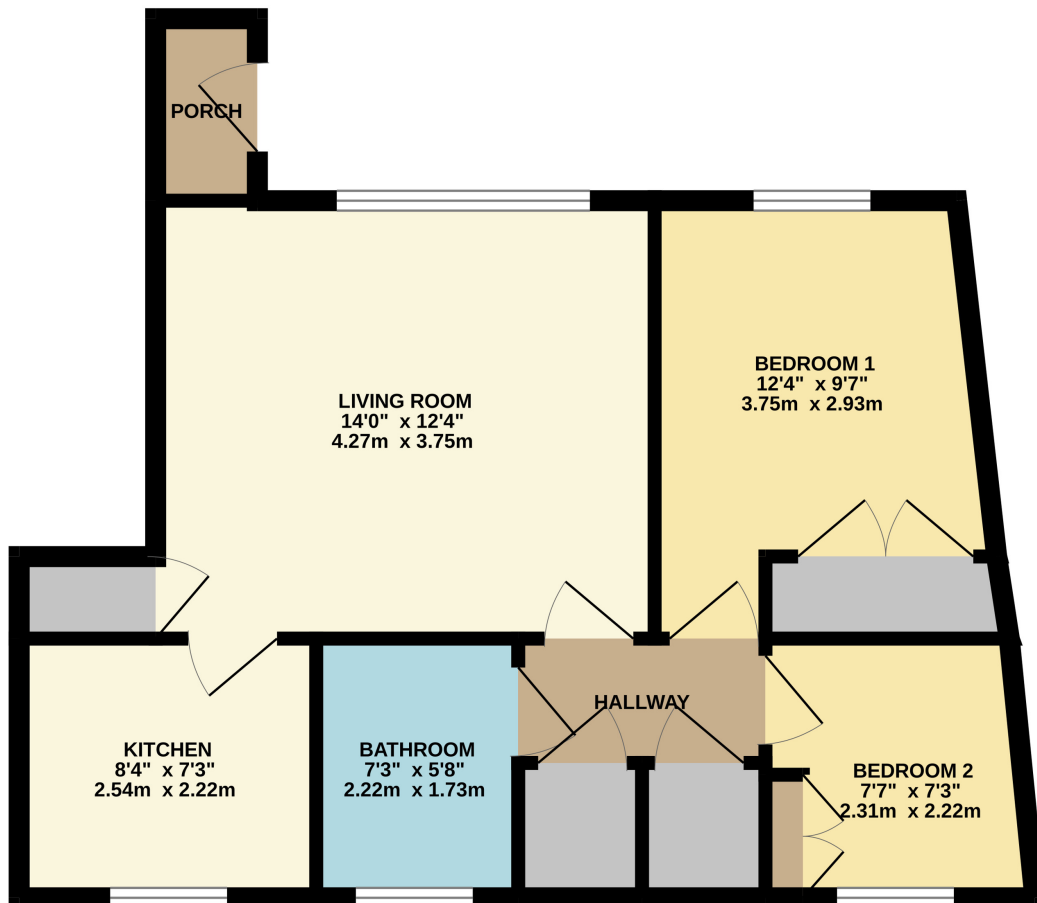
#### DIRECTIONS

From our Cheddar office in the centre of the village continue along Union Street towards the Gorge. Turn right into Redcliffe Street. Take the second right into Penn Close which leads into Milbourne Close. Turn right into Symons Way. Continue along into Symons Way and keep bearing left where you will find number 25.





GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.8 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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