

# Station Road

Cheddar, BS27 3DT

COOPER  
AND  
TANNER



**£95,000 Freehold**

Positioned next to the front door and filled with light is this well proportioned one bedroom apartment in the popular Cheddar Court Development.

# Station Road Cheddar BS27 3DT

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## £95,000 Freehold

### DESCRIPTION

Positioned next to the front door and filled with light is this well proportioned one bedroom apartment in the popular Cheddar Court Development. As you enter the property there is a large storage cupboard, along the entrance hall and located on the right is the spacious bathroom which has a panelled bath with overhead shower, low level WC and sink with underneath storage. There is also a double bedroom with built in storage cupboards and a double glazed window overlooking the communal parking area. The living room is of a good size with room with plenty of space for a large suite and a dining room table, there is also a upvc double glazed door, which provides its own entry and there is access into the well equipped Kitchen which benefits from a stainless steel sink, extractor fan, electric oven and Hob and a range of wall and base units with space for a fridge/freezer.

### OUTSIDE

In the centre of the complex there are communal gardens with flower and shrub beds, planters and seating surrounding the main water feature which is a square raised fishpond with attractive central fountain. There are communal paths and managed gardens surrounding the development. The gardens are to be enjoyed by all residents. There is also ample car parking available which is divided into two car parks for both residents and visitors.

### 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

Leasehold- 99 year term from 1990

### SERVICES

All mains services

### COUNCIL TAX BAND

B

### VIEWINGS

Strictly by appointment only - Please Contact Cooper and Tanner

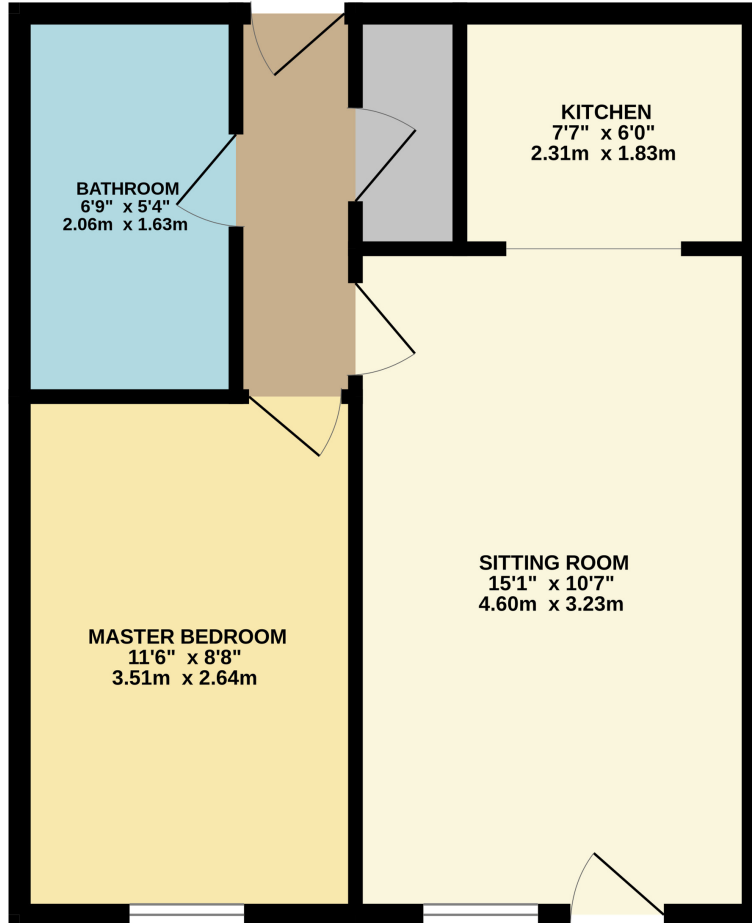
### DIRECTIONS

From our offices 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 first right into Cheddar Court





GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.7 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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