

# Cliff Street

Cheddar, BS27 3PN

COOPER  
AND  
TANNER



**£390,000 Freehold**

Set in the heart of the village and backing onto the river is this beautifully presented three bedroom period property. Boasting original features, ample living space, an established, well maintained rear garden and off street parking this property is a must see.

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 3  2  2 EPC TBC

## £390,000 Freehold

### DESCRIPTION

Set in the heart of the village and backing onto the river is this beautifully presented three bedroom period property. Boasting original features, ample living space, an established, well maintained rear garden and off street parking this property is a must see.

Entering the property at the side you are welcomed into the entrance hall with access into the living room, dining room and cloakroom. The cosy living room is at the front of the property with a large bay window allowing light to flood in. There is a feature, working fireplace adding to the character of the property. There is a large dining room with a rear aspect window and access into the kitchen. The kitchen is beautifully presented with doors opening to the garden and with a skylight and window bringing in more light. The kitchen is fitted with a selection of modern wall and base units, range cooker, and space for white appliances. There is plenty of space for a table and chairs and has French doors leading out onto the rear garden whilst also benefitting from underfloor heating. The ground floor is completed with a handy cloakroom which is fitted with WC and basin.

The three bedrooms are upstairs. The master bedroom is fitted with stylish floor to ceiling wardrobes with a front aspect bay window. The second double room benefits from a sky light and views of the garden and the river. The third bedroom is a single which also enjoys garden views and looks out onto the calming river running past at the end of the garden. All bedrooms share a modern family bathroom which is fitted with a panelled bath with overhead shower, WC and basin. The house is warmed by gas central heating.

### OUTSIDE

The garden is a perfect space to relax and to enjoy the sound of the river and the tweeting of the birds in the trees, you would hardly guess that you were so close to the heart of cheddar. The level and low maintenance garden is ideal for family fun and enjoying the outdoors on a sunny day. The garden is mostly laid to lawn with a selection of mature flowers and plants adding colour and elegance to this tranquil space. The side of the house is laid to gravel and has plenty of room to park vehicles with a single garage at the end which is perfect for storage and separate 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. 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.

### EPC

TBC

### COUNCIL TAX

Band D

### SERVICES

All mains services

### LOCAL AUTHORITY

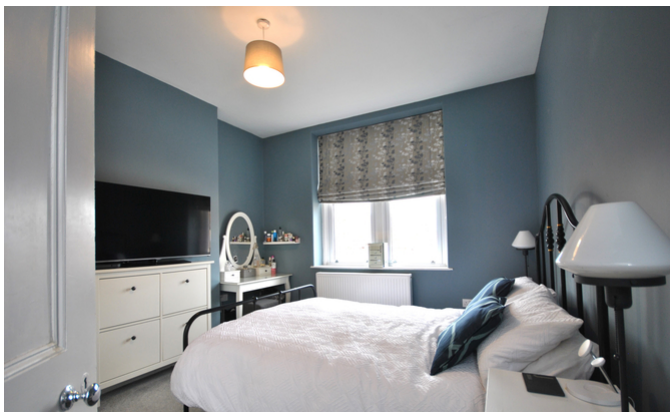
Somerset County Council

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

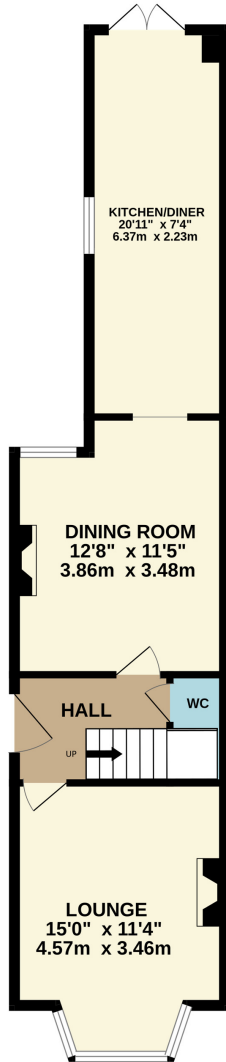
### DIRECTIONS

From our office, turn left and proceed along Union Street and then follow the road around the corner where it becomes Cliff Street. The property is a little way along on the right hand side.

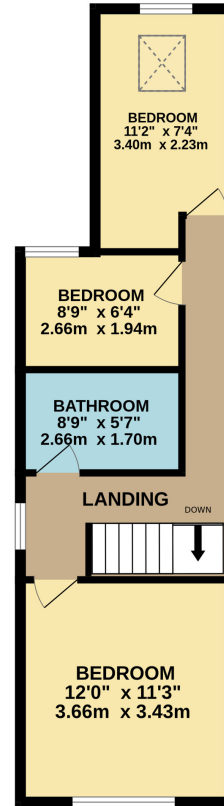




GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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## CHEDDAR OFFICE

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