

# Redcliffe Street

Cheddar, BS27 3PF

COOPER  
AND  
TANNER



## £260,000 Freehold

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### DESCRIPTION

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Entering the property from the front and up the steps you are immediately welcomed into a porch that then opens into the living room. The living room is a large front aspect room with two front aspect windows. The room is filled with charm and benefits from wooden beams and a large fireplace with a wood effect, gas stove. There is a rear hallway that has access to the first floor and entry in to the kitchen. The kitchen is a good sized rear aspect room with windows overlooking the patio area and a door opening out. The kitchen is fitted with a selection of wall and base units with space for appliances. The first floor houses the two bedrooms and the family bathroom. Both bedrooms are good sized doubles with the larger benefiting from a front aspect window and a skylight and the second bedroom boasts a side and a front aspect window. The bathroom is a rear aspect room and is fitted with a WC, double ended bath with overhead shower and a basin.

### OUTSIDE

The rear garden is accessed through a footpath where you have right of access across and up some shared steps. There is a courtyard garden found outside the rear door and there is ample space for storage or for a table and chair to be placed. The rear garden is a good sized area. Mostly laid to lawn and enclosed there are a selection of mature flowers, trees and shrubs. There is a patio area positioned in the corner and currently a free standing garden 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, 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

### SERVICES

All mains services

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX BAND

Band C

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

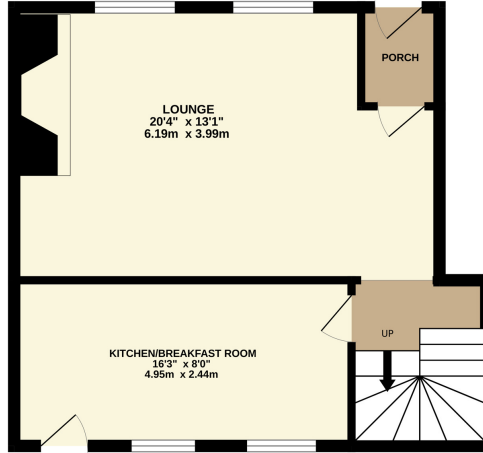
### DIRECTIONS

From our office in Union Street, Cheddar, turn left and proceed along Union Street. Turn right over the bridge into Redcliffe Street and continue along for approximately 400 yards where the property will be found on the left hand side.

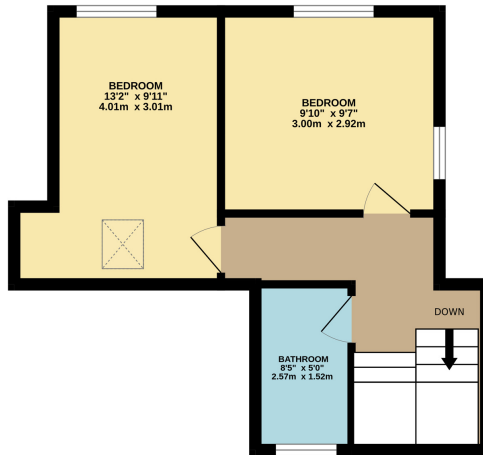




GROUND FLOOR



1ST FLOOR



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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