

# Old Station Close

Cheddar, BS27 3DF

COOPER  
AND  
TANNER



**£240,000 Freehold**

A modern two bedroom mid terraced property ideal for investment buyers and First Time Buyers. Re-fitted kitchen, new flooring and new electric heaters replaced in the last twelve months. It has front and rear gardens, allocated parking bay and views towards the Mendip hills. No onward chain.



# Old Station Close

## Cheddar

### BS27 3DF

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### DESCRIPTION

Upon entering the hallway you will find the refitted kitchen to your left. It comprises of wall and base units, double glazed window to the front and has space for white appliances. The spacious living/dining room is at the rear of the property and is accessed through an archway. It is a large room and has space for dining room table. The back garden is accessed through a double glazed door and there is also a double glazed window to the rear aspect. From the hallway, the stairs lead to the first floor landing. The front bedroom is a double room with fitted wardrobes and has two double glazed windows overlooking the front garden. The second bedroom looks over the rear garden and has views towards the Mendip Hills. Both of the bedrooms share a family bathroom. It is fitted with a panelled bath with over head shower, pedestal basin and low level W/C. The property is warmed with updated electric heaters.

### OUTSIDE

Located down a quiet pathway, you can find the entrance to the property. The front garden is mostly laid to lawn and has a paved path leading to the front door. It is enclosed by fencing and has a selection of shrubs. The rear garden is accessed from the living room. It is laid to lawn, has a selection of shrubs and is enclosed by fencing. The property benefits from one allocated parking space.

### 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 every hour 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. 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

### SERVICES

Mains electric, mains water, mains drainage and water meter

### LOCAL AUTHORITY

Sedgemoor District Council

### COUNCIL TAX

Band B

### EPC RATING

Band C

### VIEWINGS

Strictly by appointment only- please call Cooper and Tanner

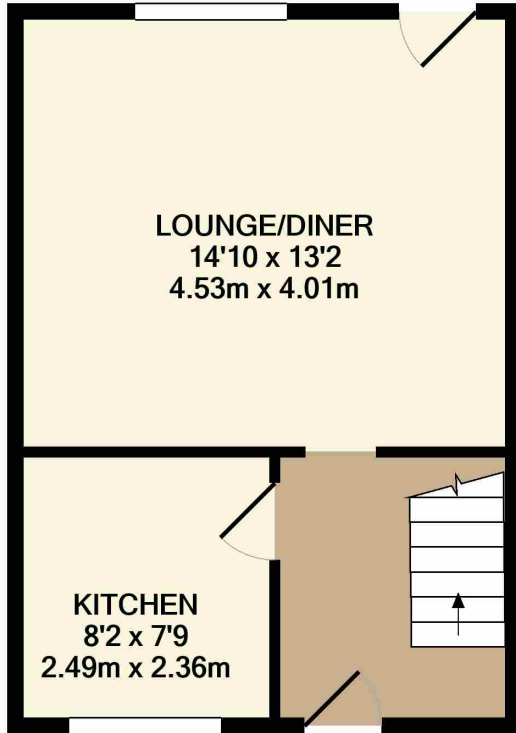
### DIRECTIONS

From our office in Cheddar, proceed to the market cross, then turn right and proceed along Bath Street which leads to Wideatts Road. Take the left into Old Station Close, then the property can be located down a pathway to the left.

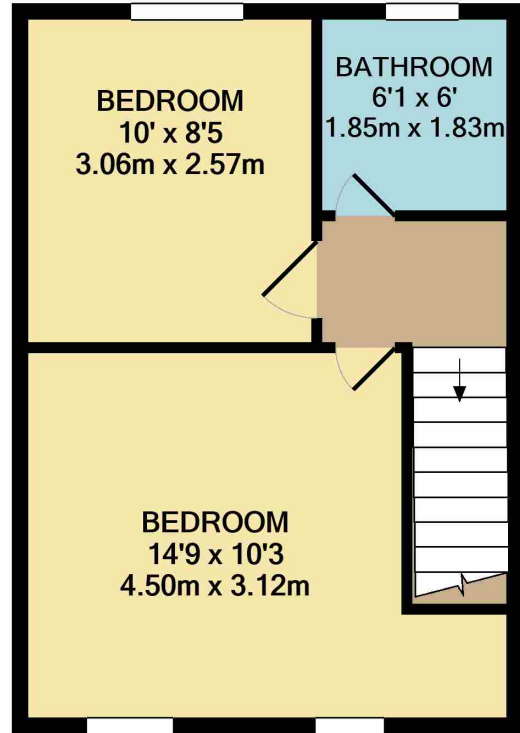








GROUND FLOOR  
APPROX. FLOOR  
AREA 317 SQ.FT.  
(29.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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