

# Fiveways Close

Cheddar, BS27 3DS

COOPER  
AND  
TANNER



## £220,000 Freehold

A modern two bedroom back to back home with off road parking in this popular village location. Ideal for first time buyers or an investment purchase. Tucked away in a cul de sac location with spacious living accommodation. Well worth a viewing.

# Fiveways Close

## Cheddar

### BS27 3DS

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#### DESCRIPTION

Close to the village centre this two bedroom back to back modern house offers good size accommodation, an enclosed paved garden and off road parking. An ideal opportunity for first time buyers and investment buyers alike.

The entrance is via double glazed french doors into the conservatory/dining area allowing plenty of space for a dining room table and chairs with a rear aspect. Leading through to the living room which is a good size and offers a useful storage cupboard. A staircase rises to the first floor. There is an entrance leading through to the kitchen. The kitchen offers good storage base and wall units with a double glazed window to the rear. A fitted oven and hob with extractor over and working surfaces. On the first floor landing there is access to the bedrooms and bathroom and access to the roof space. The main bedroom had a double glazed window to the rear and a recess with hanging rail providing storage space for clothes. There is also a large fitted cupboard where the gas boiler is housed. The second bedroom with a rear aspect also has a double glazed window. The bathroom is completely tiled with a white modern suite of bath, shower screen and shower over, pedestal wash hand basin and a low level WC. The property is warmed by gas central heating.

#### OUTSIDE

Approach the entrance gate via the tarmac parking area where there are two parking spaces provided. The property has it's own paved enclosed rear garden. There is plenty of space for garden furniture and a storage unit.

#### 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 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, 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

#### COUNCIL TAX BAND

B

#### EPC

TBC

#### VIEWINGS

Strictly by Appointment only - Please call Cooper and Tanner

#### DIRECTIONS

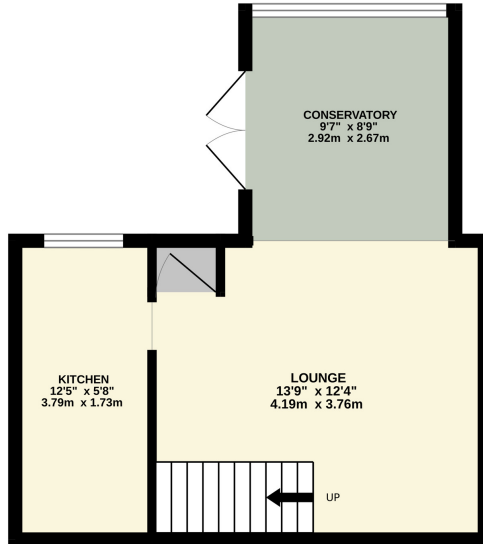
From the market cross in Cheddar, going towards Axbridge on the A371, you will proceed along Wideatts Road. Fiveways Close is the third turning on the left, before you reach Upper New Road.



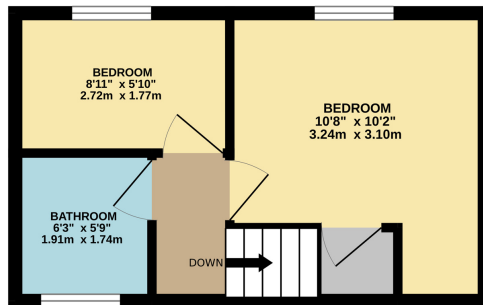




GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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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