

Fiveways Close

Cheddar, BS27 3DS

COOPER
AND
TANNER



£325,000 Freehold

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 2  3  1 EPC TBC

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DESCRIPTION

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Entering the property from the front you are welcomed into an entrance porch that leads directly into the living room. The lounge is a front aspect room and is beautifully presented with a front aspect window and access into the dining room, the kitchen and to the first floor. The dining room is again beautifully presented and currently houses the dining table. The conservatory is a perfect garden room and opens at the side onto the patio with panoramic garden views. There is also a handy under stair storage cupboard and a beautifully presented kitchen which provides space for white appliances and opens at the rear to the garden.

The first floor houses the two bedrooms. There is a double bedroom at the rear with a fitted dressing table and cupboards at the side and over the bed. The bathroom is a central room with a side aspect window and is fitted with a low level WC, pedestal sink and powered bath with shower overhead. The second bedroom also benefits from built in wardrobes and enjoys beautiful views of the garden.

OUTSIDE

The front of the property benefits from an off street parking space with access into the house and into the garage, there is also a well kept front lawn which is enclosed by a low level hedge. The garage is accessed through an up and over door with electric and lighting and currently has shelving at the rear. The rear garden is beautifully landscaped and is mostly laid to artificial grass. There are currently a selection of potted plants and a couple of patio areas which are perfect for enjoying the sun at different parts of the day.

LOCATION

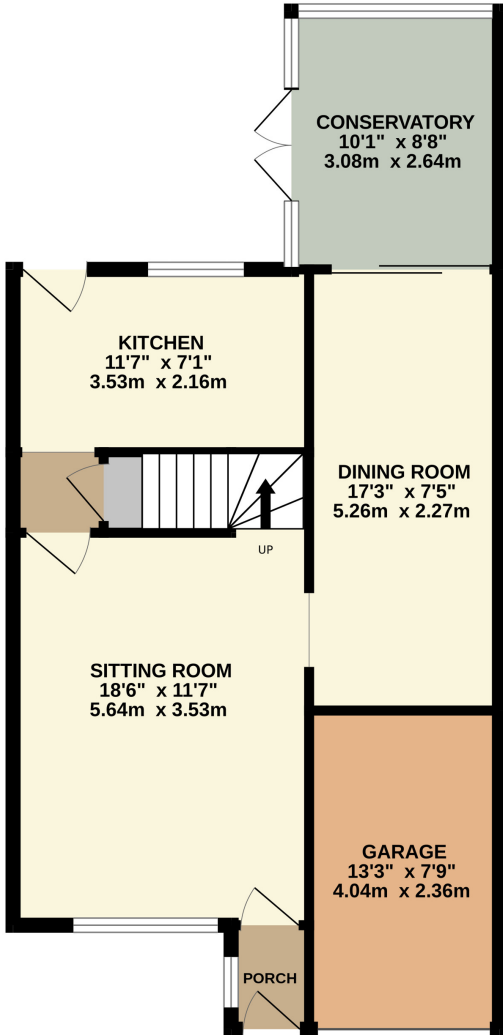
Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please 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, 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.

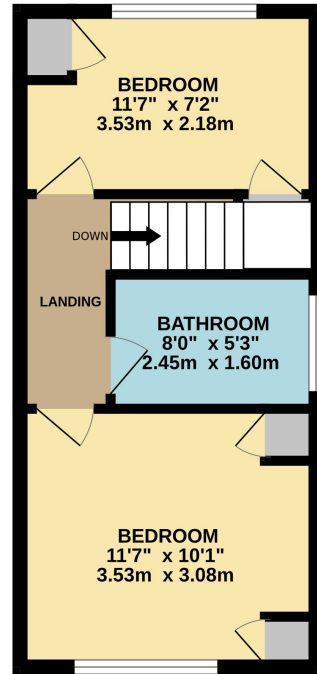




GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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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