

# Symons Way

Cheddar, BS27 3NJ

COOPER  
AND  
TANNER



## £173,000 To be Advised

Situated in an over 55's friendly complex, this two bedroom, semi-detached house that has a good sized garden and is being sold with no onward chain.

# Symons Way

## Cheddar

### BS27 3NJ

 2  1  0 EPC D

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### DESCRIPTION

Symons Way is a small complex of sheltered housing, being most skilfully designed with natural stone and tiling and located in a very central position within a few yards of Sainsburys supermarket and the doctor's surgery. These homes are restricted to residents over 55 years of age.

Entering the property, you are immediately welcomed into the open plan living space. This is a dual aspect room, allowing in plenty of light. The living area has access into the garden through French doors. The kitchen/dining room is fitted with wall and base units, sink with drainer and free standing electric oven. There is also space for a dining room table. Upstairs, there are two bedrooms. One of the bedrooms benefits from built in storage. They both share the family bathroom. The bathroom is fitted with a panelled bath with over head shower, pedestal basin and low level W/C.

### OUTSIDE

No.19 benefits from having one of the biggest gardens in Symons Way. From the French doors in the living room, the garden is laid with patio slabs and there is a garden shed. Further lawn area is found behind the garden fence and can be incorporated into the garden creating a much larger, useable space outside. There is a side gate where the communal areas of the complex can be accessed. The rear garden is a level plot and a manageable size.

### 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 electricity, mains water, mains drainage

### LOCAL AUTHORITY

Sedgemoor District Council

### COUNCIL TAX

Band B

### EPC RATING

Band D

### VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

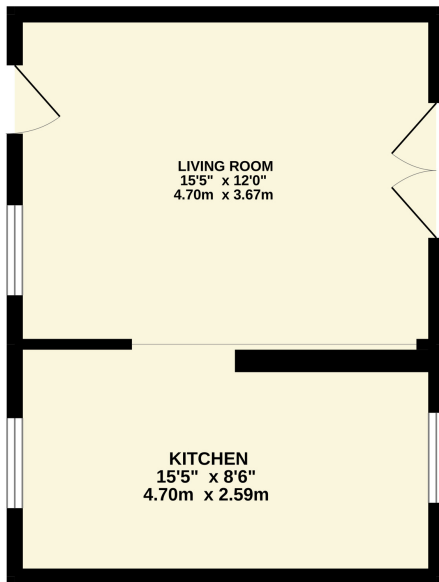
### DIRECTIONS

From the centre of Cheddar, proceed from the Market Cross into Union Street, take the first turning right into Redcliffe Street and then take the second turning right into Penn Close, which leads into Milbourne Close. Turn right into Symons Way and number 19 is found opposite the entrance.

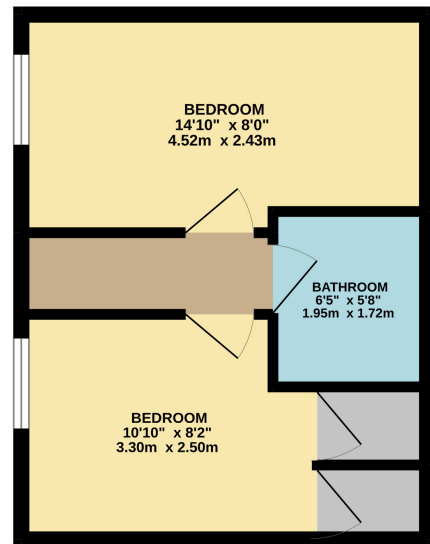




GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.2 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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