

# Hythe Wood

Cheddar, BS27 3FH

COOPER  
AND  
TANNER



## £265,000 Freehold

Offered on the affordable living scheme at 80% of market value. This well presented three bedroom property comprises of three bedrooms, family bathroom, cloakroom, kitchen, living room, rear garden and a driveway with additional parking.

# Hythe Wood

## Cheddar

### BS27 3FH

 3  1  2 EPC TBC

## £265,000 Freehold

### DESCRIPTION

Offered on the affordable living scheme at 80% of market value. This well presented two bedroom property comprises of two bedrooms, family bathroom, cloakroom, kitchen, living room, rear garden and a driveway with additional parking.

Entering the property from the front you are welcomed into a spacious hallway providing access to the ground floor rooms. Immediately to your right you find a cloakroom housing a low level WC and pedestal sink. The kitchen is a front aspect room and has space for appliances and currently houses a breakfast table. There is a large living room at the rear which opens onto the garden with a rear aspect window which enjoys garden views.

The first floor houses the bedrooms and bathrooms. The principle bedroom is a rear aspect room and enjoys garden views and its own en suite bathroom which is fitted with a WC, shower cubicle and wash basin. There are two further bedrooms at the front of the property including a double bedroom and a single. The bathroom is located in the middle of the first floor and is fitted with a panelled bath with overhead shower, WC and pedestal sink.



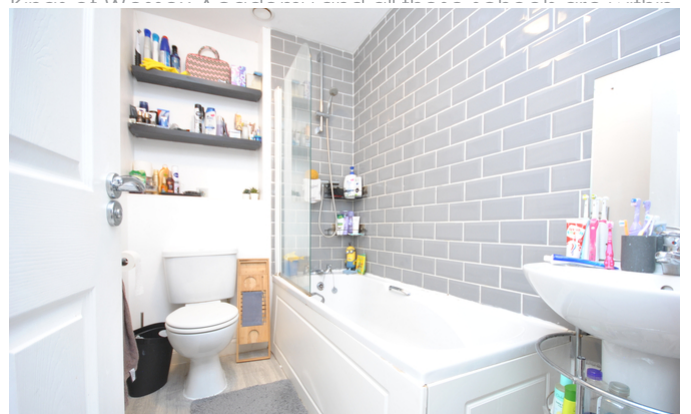
### OUTSIDE

To the front of the property there is a block paved driveway which provides off road parking for one car with an additional graveled area providing further parking. There is also an additional parking bay at the side of the property. The rear garden is fully enclosed on all sides with high level boarded fencing. The property has a private rear garden which is not overlooked. The garden area is laid to low maintenance paving for ease of maintenance and with a lawn, There is also a useful garden shed and a pedestrian gate opening onto the rear.

### LOCATION

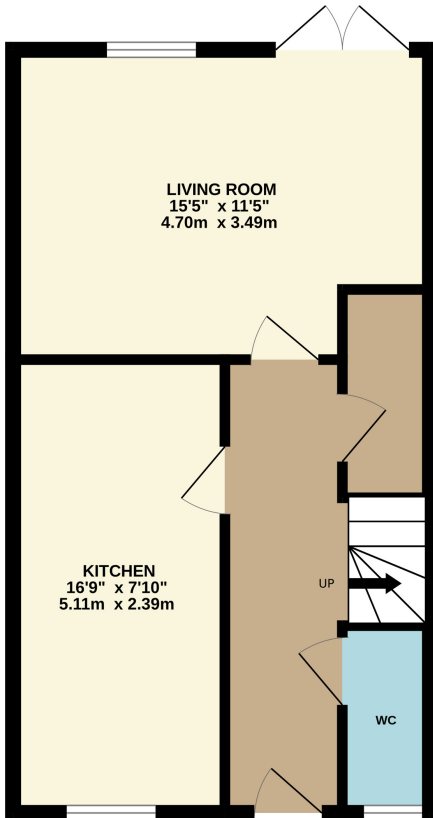
Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge, 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 with 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 Messons. A residential area with a mix of properties.

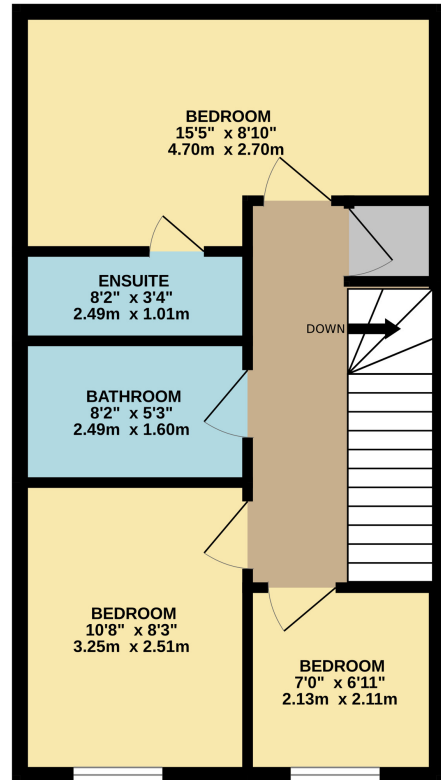




GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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.  
Made with Metropix ©2023

**CHEDDAR OFFICE**

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

