

# Ostrey Mead

Cheddar, BS27 3DX

COOPER  
AND  
TANNER



## £235,000 Leasehold

A warm and welcoming, ground floor two-bedroom apartment set in a central village location with views of the Mendip Hills, with a lovely courtyard garden area to enjoy the sun and an allocated parking bay.



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## Cheddar

### BS27 3DX

 2  1  2 EPC TBC

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### DESCRIPTION

A warm and welcoming, ground floor two-bedroom apartment set in a central village location with views of the Mendip Hills, with a lovely courtyard garden to enjoy the sun and an allocated parking bay.

Entering the property from the front you are welcomed into a spacious hallway that provides access to all the rooms. The living room is a large front aspect room with a bay window with window seat and a further front aspect window. The kitchen is a rear aspect room and is fitted with a selection of wall and base units. The kitchen has space for white appliances and is fitted with an electric oven, gas hob and stainless steel sink. The kitchen also benefits from a rear aspect window and doors opening to the rear. There are two double bedrooms with a rear aspect room benefitting from storage and a further large double bedroom at the front with a wardrobe and its own en suite facilities. The en suite shower room is fitted with a shower cubicle, vanity sink and WC. There is further hallway storage where the fitted boiler is found which warms the apartment and the hallway has access to the bathroom which is fitted with a WC, panelled bath and vanity sink.

### OUTSIDE

The property is approached via a paved walkway leading towards a front door which provides private access into the apartment. The property benefits from an allocated parking space which is outside the entrance to the apartment. There is also a courtyard directly behind the doors at the rear and are also communal gardens and areas surrounding the development with further visitors parking spaces.

### 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 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.

### TENURE

Leasehold

### COUNCIL TAX

Band C

### HEATING

Gas central heating

### SERVICES

All mains services

### LOCAL AUTHORITY

Somerset county council

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

### DIRECTIONS

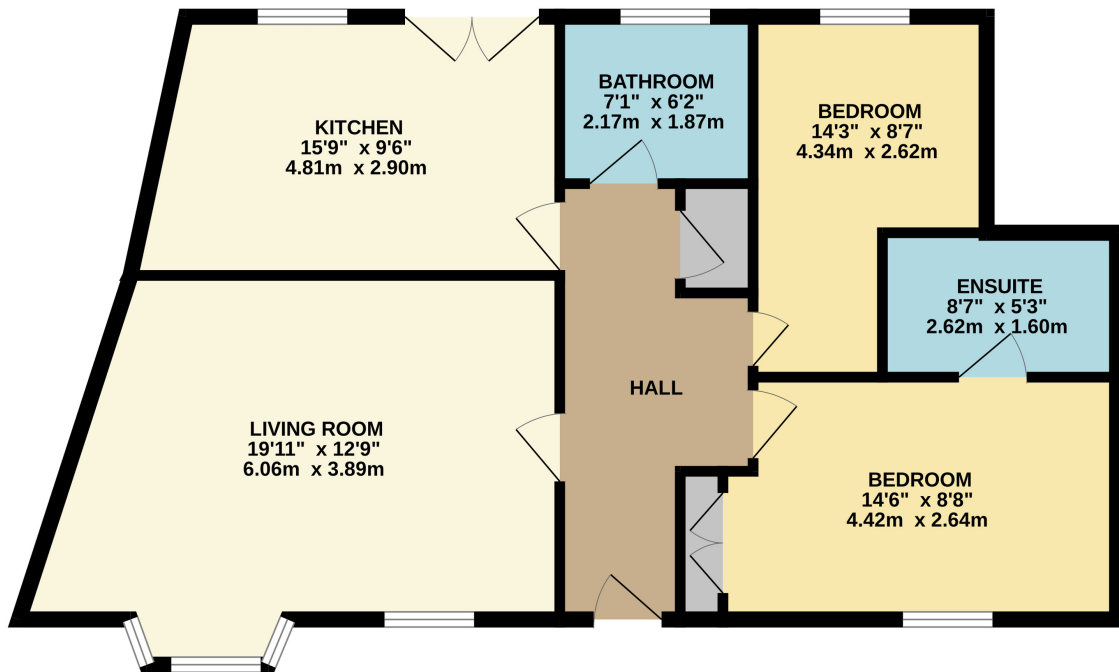
From our office turn right and proceed to the Market Cross. Turn right onto the main A371 Bath Road, out of the village, and proceed along until just before the War Memorial, taking a right hand turn into Ostrey Mead.







GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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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