

Station Road

Cheddar, BS27 3DT

COOPER
AND
TANNER



£154,000 Leasehold

A larger than average ground floor two bedroom apartment located in the desirable Cheddar Court for the over 45's. This property benefits from a large living/dining room, kitchen, two bedrooms, shower room and spacious hallway.

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DESCRIPTION

Walking through the front door, you are welcomed into a spacious hallway that provides access into all the rooms. The spacious provides room for furniture and also has a handy storage cupboard which houses the water tank. The large living room is located towards the end of the hallway. It is light and airy and benefits from French doors opening out to one of the communal gardens. It has ample space for dining room table and other furniture. The kitchen is fitted with an array of wall and base units and has an integral fridge, freezer and dishwasher. There are two bedrooms, both fitted with integral storage and the larger bedroom also benefits from French doors that open to the outside communal space. They share a newly fitted, up to date shower room. It benefits from a walk in shower, vanity sink and low level W/C.

OUTSIDE

From the centre of the complex there is access to the communal gardens stocked with flower and shrub beds, planters and seating surrounding the main water feature which is a square raised fishpond with attractive central fountain. There are communal paths and managed gardens surrounding the development. The gardens are to be enjoyed by all residents. There is also ample car parking available which is divided into two car parks for both residents and visitors.

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 30 minutes 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, banks, a Building Society and a Post Office as well as doctor's and dentist's 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 Community School and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Community School 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

Leasehold

HEATING

Electric Heating

SERVICES

Mains electricity, mains water, water drainage, water meter

LOCAL AUTHORITY

Sedgemoor District Council

COUNCIL TAX

Band B

EPC RATING

Band C

VIEWINGS

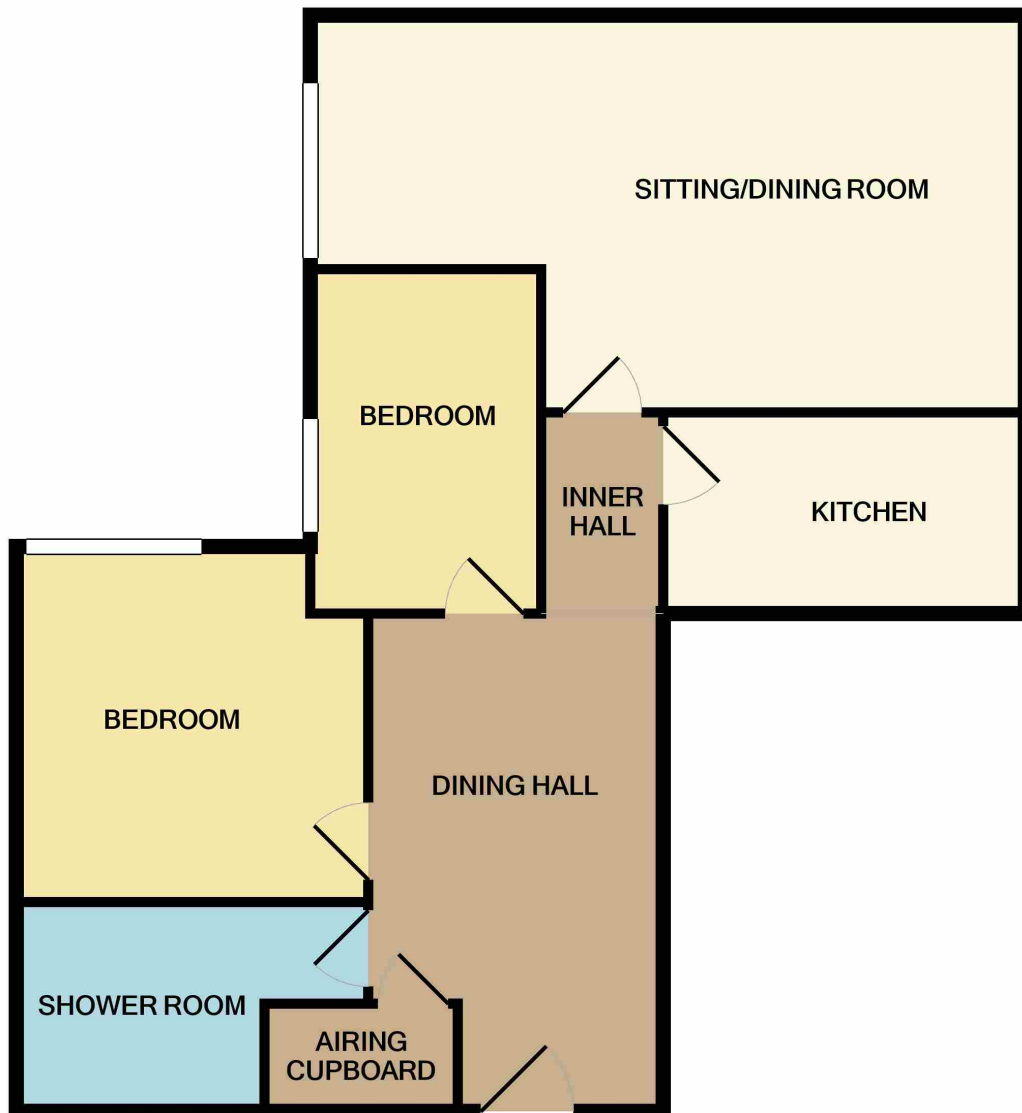
Strictly by appointment only- Please call Cooper and Tanner

DIRECTIONS

From our offices in Union Street, Cheddar, turn right at the Market Cross into Bath Street which then becomes Station Road. At the War Memorial turn left and then first right into Cheddar Court







TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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