

Purdie Close

Cheddar, BS27 3NU

COOPER
AND
TANNER



£295,000 Freehold

Close to village amenities and only a stones throw from Cheddar Gorge is this chain free three bedroom town house benefitting from en suite facilities, a courtyard garden and an allocated parking space.

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DESCRIPTION

Close to village amenities and only a stones throw from Cheddar Gorge is this chain free three bedroom town house benefiting from en suite facilities, a courtyard garden and an allocated parking space.

Entering the property from the front you are welcomed into a spacious hallway providing access to all the ground floor rooms. The hallway has an under stair storage cupboard and an opening into the cloakroom with a WC and pedestal sink. The kitchen is a front aspect room with space for white appliances and currently housing a breakfast table. The living room is at the rear of the property and opens directly onto the courtyard garden. The first floor houses two double bedrooms with one at the front and one at the rear. There is also a family bathroom suite housing a low level WC, pedestal sink and panelled bath with overhead shower. The third floor enjoys far reaching views towards the village and has a front aspect window and skylight with access into the en suite bathroom where you find a WC, pedestal sink and shower cubicle.

OUTSIDE

Entering from the road there is a picket gate and front walling and a pathway leading to the front door with a graveled area ideal for bin storage. The rear garden is laid to artificial grass and patio and is a secure place for children to play or to socialise. The garden is enclosed by walls and fencing with a gate at the side. There is an allocated parking bay at the rear of the property.

LOCATION

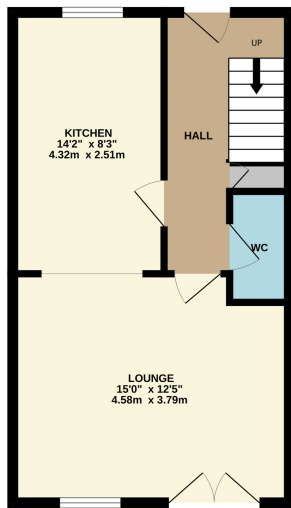
Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please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

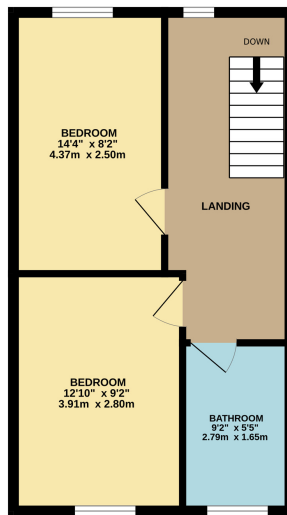




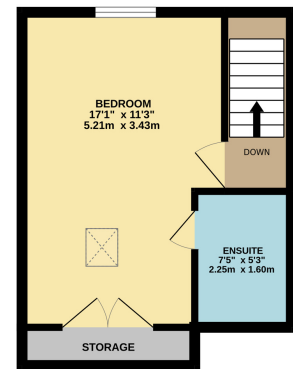
GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
270 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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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