

# Hythe Wood

Cheddar, BS27 3FH

COOPER  
AND  
TANNER



## £152,250 Leasehold

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 2  1  1 EPC TBC

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### DESCRIPTION

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Entering the property from the front you are welcomed through its own entrance and up stairs to the first floor. The landing provides access into all the rooms and into a handy landing cupboard. The living room/ kitchen is a large family room at the front of the property with a storage cupboard and ample space for a sofa and dining room table. The kitchen is fitted with a selection of wall and base units with a gas hob, electric oven and built in appliances. There is also a wall mounted boiler which is housed in the cupboard and warms the apartment. There are two rear aspect double bedrooms and a family bathroom which is fitted with a panelled bath with overhead shower, WC and basin.

### OUTSIDE

Externally the property benefits from an allocated parking bay. There is a side gate that leads into an shared, communal garden which is a perfect space to entertain and there is a shared storage cupboard which can be utilised to dryly store items include bikes and play equipment.

### 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.

### TENURE

Leasehold

### SERVICES

All mains services

### COUNCIL TAX

Band B

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Strictly by Appointment Only- Please Call Cooper and Tanner

### DIRECTIONS

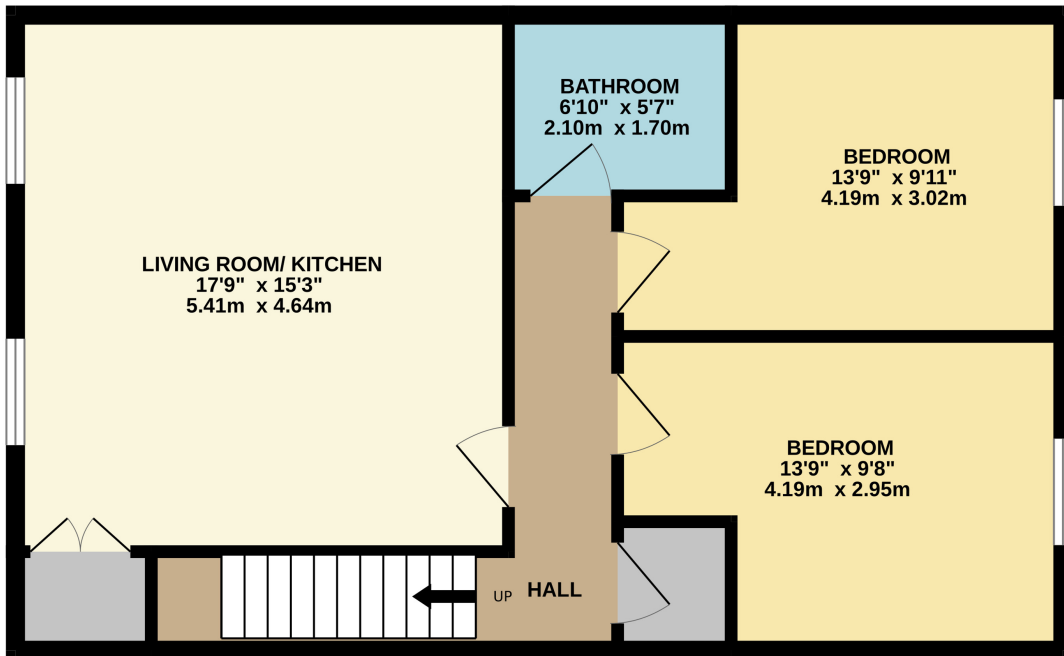
From our office, turn right and proceed to the Market Cross. Turn left and proceed along Bath Street, over two Zebra Crossings, before turning left at the War Memorial into Station Road. Continue along for approximately a quarter of a mile out of the village, and then take the right hand fork as the road bends to the left. At the T junction with Lower new Road turn right and proceed along, and over the Zebra Crossing, before turning almost immediately left into Centenary Way. Follow this road to the end and around a left hand bend into Hythe Lane, before turning left into Hythe Wood. At the T junction turn right and continue round and the property is found on the right.







GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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