

Union Street

Cheddar, BS27 3NB



£287,000 Freehold

Chain free and located in the centre of Cheddar is this three-bedroom older style, character property. Benefitting from two reception rooms, a spacious kitchen and is a close walk to village amenities.

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DESCRIPTION

Full of character and space, the living room has a feature log burner, exposed brick work and stairs for the first floor. The dining room is of similar size and also has a feature wood burner. The kitchen is located at the back of the property and is light as it has a sky light and French doors that open out to the garden. It has an array of wall and base units, a Belfast sink, oven and gas hob and has space for white appliances. At the side, there is a door that leads out to a courtyard. Upstairs are where the three bedrooms can be found. Two double bedrooms are at the front of the property with the bigger out of the two benefitting from storage space. The third bedroom is a single room and overlooks the rear garden. The bedrooms share a family bathroom. It is fitted with a shower cubicle, separate panelled bath, pedestal basin and a low-level W/C. The property is warmed with gas central heating and is double glazed throughout.

OUTSIDE

The rear garden is laid to artificial grass and shingled stones. There is patio path running the length of the garden. The garden is filled with a selection of pretty shrubs, a tree and is perfect for enjoying an outside drink or for al fresco dining. There is also a shed at the bottom of the garden and



a secondary courtyard accessed from the kitchen which is currently used as a bin store.

LOCATION

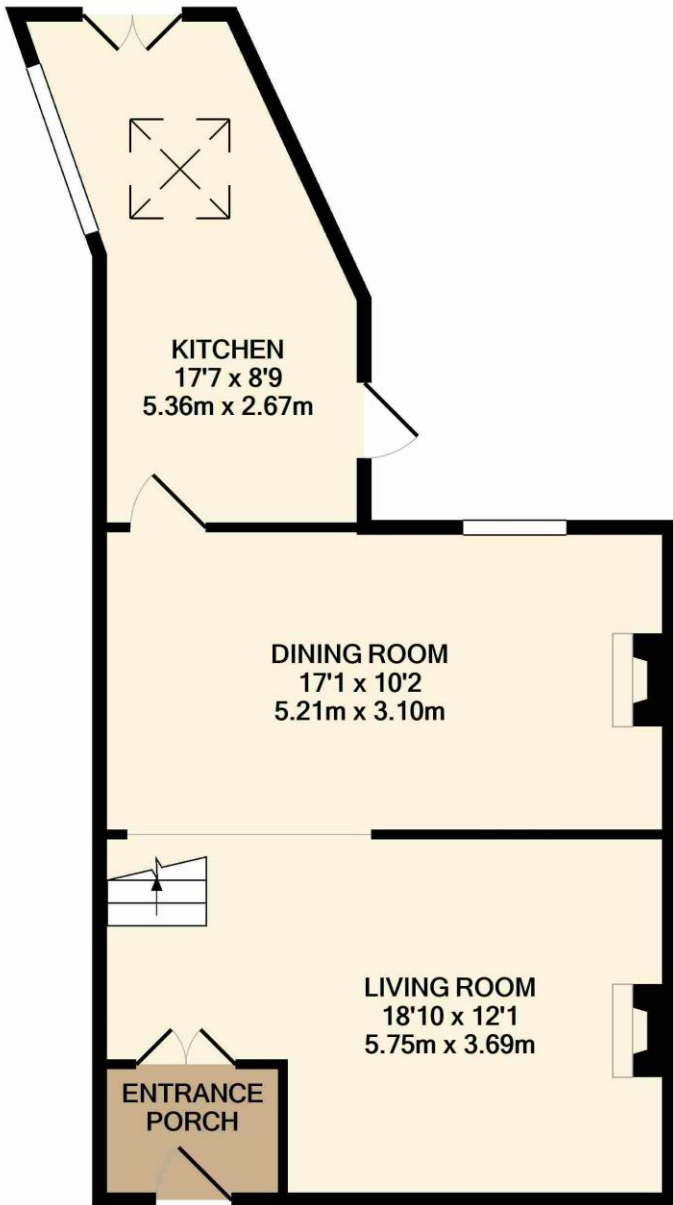
Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Public Transport is well represented with a bus service 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.

DIRECTIONS

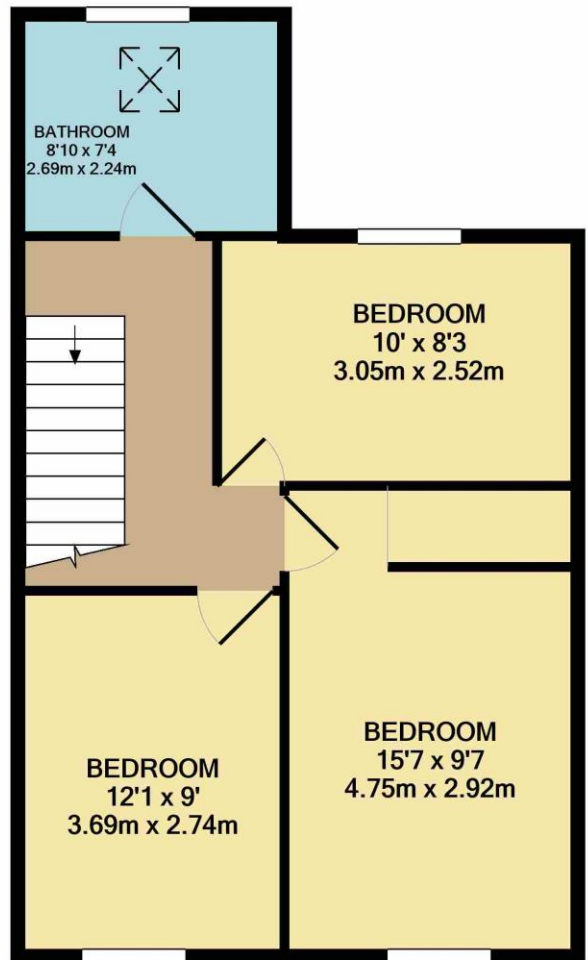
From our office in the centre of Cheddar, turn left onto Union Street and the property can be found on the other side of the road next to Spice Cottage.







GROUND FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.1 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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CHEDDAR OFFICE

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**COOPER
AND
TANNER**

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