

Symons Way

Cheddar, BS27 3NJ

COOPER
AND
TANNER



£192,000 Freehold

Situated in an over 55's friendly complex, is this two bedroom, semi-detached house that has a good-sized garden and is being sold with no onward chain.

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 2  1  1 EPC D

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DESCRIPTION

Symons Way is a small complex of sheltered housing, being most skilfully designed with natural stone and tiling and located in a very central position within a few yards of Sainsburys supermarket and the doctor's surgery. These homes are restricted to residents over 55 years of age.

Entering the property, you are immediately welcomed into the open plan living space. This is a dual aspect room, allowing in plenty of light. The living area has access into the garden through French doors. The kitchen/dining room is fitted with wall and base units, sink with drainer and free-standing electric oven, washing machine and fridge/freezer. There is also space for a dining room table. Upstairs, there are two bedrooms. One of the bedrooms benefits from built in storage. They both share the family bathroom. The bathroom is fitted with a panelled bath with overhead shower, pedestal basin and low-level W/C. The first floor can be accessed via a stairlift.

OUTSIDE

No.19 benefits from having one of the biggest gardens in Symons Way. From the French doors in the living room, the garden is laid with patio slabs and there is a garden shed. Further lawn area is found behind the garden fence and can be incorporated into the garden creating a much larger, useable space outside. There is a side gate where the communal areas of the complex



can be accessed. The rear garden is a level plot and a manageable size

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.

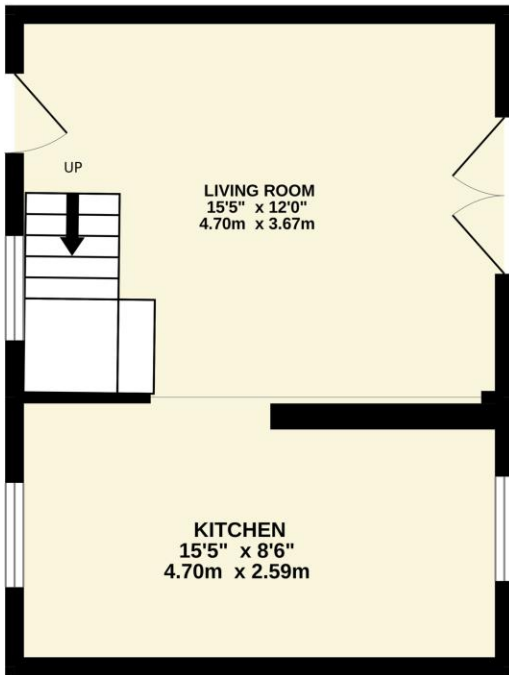
INFORMATION

- Heating- Electric heating
- Services- Mains electric, mains water, mains drainage
- Tenure- Freehold (to agree a deed of covenant)
- Service charge- £169 per month
- Council tax- Band B
- Pets are welcome

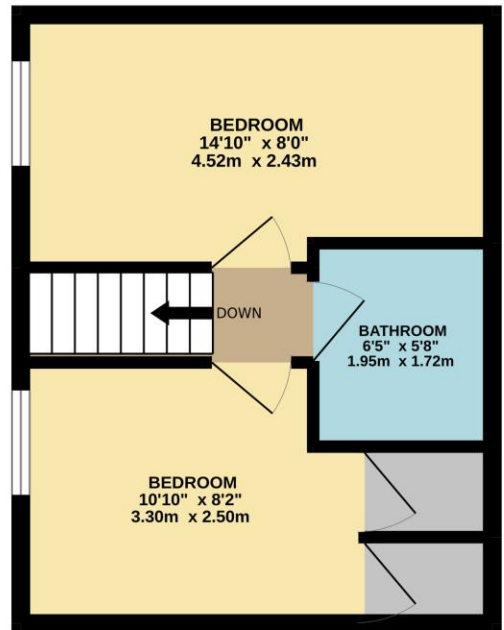




GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.2 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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