

Station Road

Cheddar, BS27 3AH

COOPER
AND
TANNER



£345,000 Freehold

Set in the heart of the village and close to all village amenities is this well presented three bedroom property in a secluded cul de sac with the benefit of ample living space, garage, off street parking and front and rear gardens.

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 3  2  2 EPC TBC

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DESCRIPTION

Set in the heart of the village and close to all village amenities is this well presented three bedroom property in a secluded cul de sac with the benefit of ample living space, garage, off street parking and front and rear gardens.

Entering the property from the front you are welcomed into a hallway which leads into the living room and to the cloakroom with access to the first floor. The cloakroom is a front aspect room and houses a WC and a pedestal sink. The living room is bright and airy with a front aspect sash windows and a further side window. The kitchen/breakfast room is a rear aspect room with windows at the rear and patio doors opening to the garden. The kitchen is fitted with integrated appliances, an electric oven with gas hob and overhead hood. There is also a large under stair storage cupboard and ample space for a dining table.

The first floor houses the three bedrooms and bathrooms. The principle bedroom is a front aspect bedroom with two sash windows, a built in cupboard and access into en suite bathroom where there is a corner shower cubicle, pedestal sink and WC. There are two further bedrooms at the rear which both enjoy garden views with the smaller benefiting from a built in storage cupboard. The family bathroom is situated in the middle of the house and has a panelled bath with overhead shower, pedestal sink, WC and rear aspect window. There is loft access from the landing and a handy landing storage cupboard.

OUTSIDE

Entering from the road you are welcomed onto a shared driveway with the property directly in front to the right. There is a patio pathway which leads to the front door and a frontal lawn area which is enclosed with hedges. The rear garden is fully enclosed and is perfect for entertaining. The rear garden is low maintenance an

has two patio areas and is mostly laid to gravel. There is a garage at the rear of the property within allocated parking space in front. The garage is accessed through an up and over door and has overhead storage, lighting and power.

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 and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

TENURE

Freehold

SERVICES

All mains services

COUNCIL TAX BAND

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VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

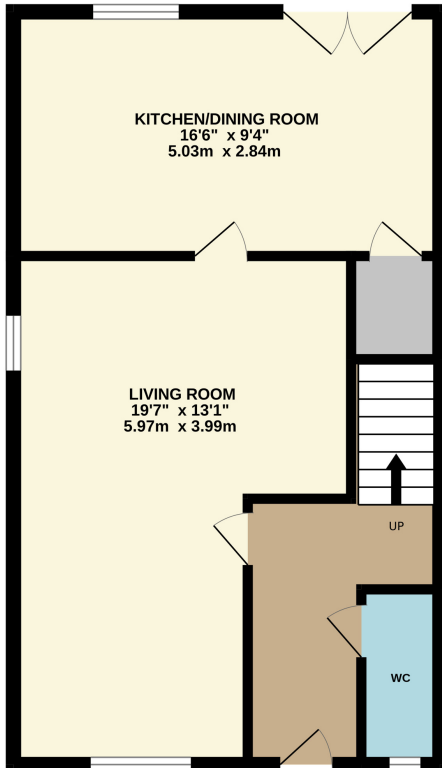
DIRECTIONS

From our office 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 follow this road for approximately 100 yards. Oak Close is a private driveway to the right.

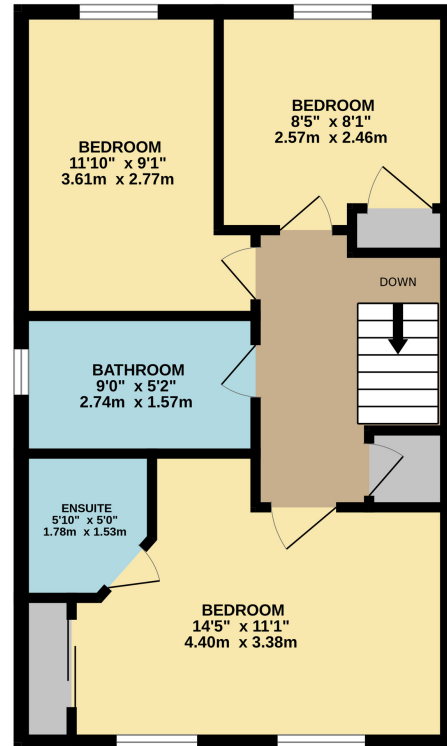




GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

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AND
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