

Masons Way

Cheddar, BS27 3PG

COOPER
AND
TANNER



£260,000 Freehold

Set in the heart of the village and offered to the market with no onward chain is this well proportioned two/three bedroom bungalow. The property is conveniently placed and benefits from a garden, off street parking and a garage

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DESCRIPTION

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Entering the property from the front you are welcomed into a hallway that provides access to all rooms. The living room is large front aspect room with a hatch looking through into the kitchen. The kitchen is a rear aspect room which overlooks the garden with a door leading into the conservatory. The kitchen is fitted with a selection of wall and base units with space for white appliances. The conservatory has panoramic views of the garden with a side and rear aspect door. There is a family shower room with a walk in shower, basin and WC. There are two/three bedrooms, the front aspect bedroom is a good sized double and there are two further rooms which are currently linked through an arch but could easily be converted back to restore the bungalow into a three bedroom home. The middle room currently has a built in wardrobe. There are two cupboards in the hallway convenient for storing items.

OUTSIDE

The front of the property is fully gravelled with a pathway that leads to the front door. There is a side driveway that provides tandem parking for a couple of vehicles and access into the rear garden and into the garage. The garage is accessed through an up and over door and provides ample storage. The rear garden is mostly laid to patio and stones and is fully enclosed with a selection of mature flowers and plants.

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.

The village itself has a wide range of shops to cater for everyday needs, bank, and 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.

TENURE
Freehold

SERVICES
Mains electricity, mains water, mains water

LOCAL AUTHORITY
Somerset county council

EPC RATING
E

COUNCIL TAX
Band C

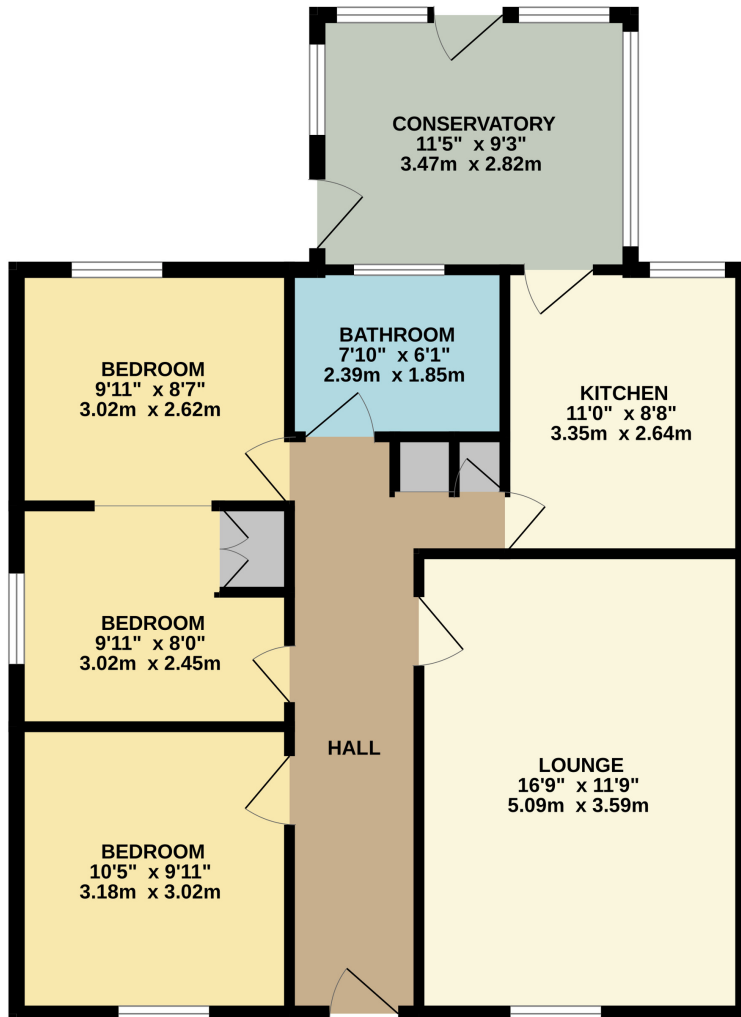
VIEWINGS
Strictly by appointment only - Please call Cooper and Tanner

DIRECTIONS
From our office turn left and then turn right across the bridge into Redcliffe Street. Take the third turning on the right into Masons Way. follow into Masons way and take the first turning on the right and the property can be found on the right hand side.





GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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

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