

Tor View

Cheddar, BS27 3NQ

COOPER
AND
TANNER



£350,000 Freehold

Offered with no onward chain is this well proportioned two bedroom property located in the heart of Cheddar and only a stones throw from Cheddar Gorge.

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 2  4  2 EPC TBC

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DESCRIPTION

Offered with no onward chain is this well proportioned two bedroom property located in the heart of Cheddar and only a stones throw from Cheddar Gorge.

Entering the property from the front you are welcomed into a hallway that provides access into all the ground floor rooms. The living room is a large front aspect room and a lovely entertaining space. The dining room is a good sized rear aspect room and leads directly into the sun room which is filled with light and enjoys panoramic views of the garden with doors opening out. The kitchen is a good sized rear aspect room and is fitted with a selection of wall and base units and has space for appliances with a window which enjoys garden views and a door opening out. There is a ground floor bathroom and a study with front and side aspect windows and stairs to the first floor. The first floor houses the two bedrooms and a shower room. The largest room is a dual aspect room with ample eaves storage and the second bedroom which is also a double enjoys garden views. The shower room is a front aspect room with a shower cubicle, WC and basin.

OUTSIDE

Accessing from the road you are welcomed onto a large driveway that offers ample off street parking for multiple vehicles and provides access into the garage, the rear garden and into the property. The garage is accessed through an up and over door with a further side door accessed from the garden and benefits from power and lighting. The garden is fully enclosed and is filled with colour from an array of mature plants and shrubs. The garden is mostly laid to artificial grass making it a low maintenance space and has the benefit of a patio area.

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 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

All mains services

COUNCIL TAX

Band C

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

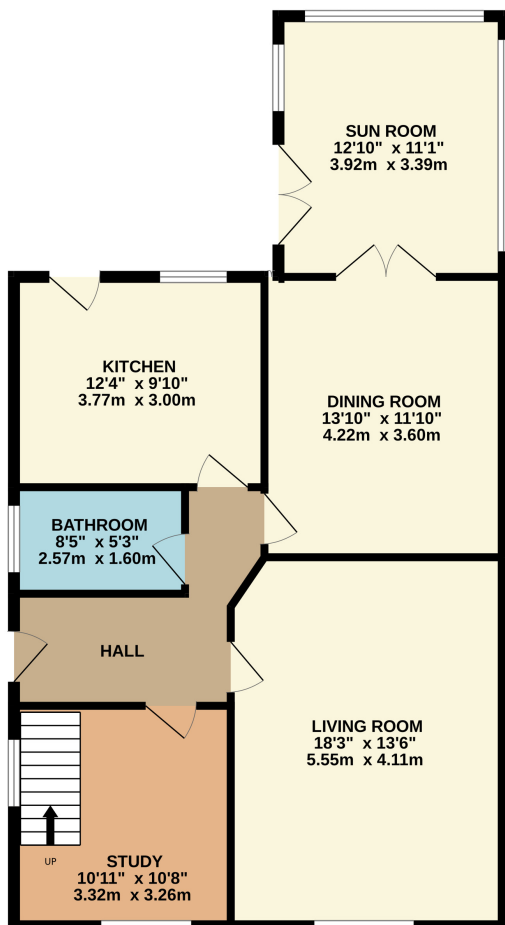
DIRECTIONS

From our office in Union Street, Cheddar, turn left and at the bend, turn right into Redcliffe Street. Take the second turning left into St Andrews Road and then first right into Tor View. The property will be found on the left hand side.

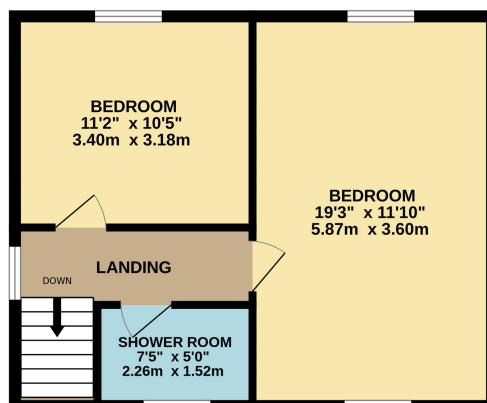




GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 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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