

# The Bays

Cheddar, BS27 3QW

COOPER  
AND  
TANNER



**£510,000 Freehold**

Set in a desirable position at the foot of Cheddar Gorge is this well positioned, light and airy four bedroom family home.

# The Bays

## Cheddar

### BS27 3QW

 4  2  2 EPC D

## £510,000 Freehold

#### DESCRIPTION

Set in a desirable position at the foot of Cheddar Gorge is this well positioned, light and airy four bedroom family home.

Entering the property from the front you are immediately welcomed into a spacious porch that then takes you into an extremely spacious hallway that provides access to most of the ground floor rooms. To the left of the hallway is a well paced cloakroom that houses a WC and pedestal sink and there are handy hallway cupboards. The living room is a light and airy front aspect room with sliding doors at the front with steps that lead to the dining room where there are also doors opening at the rear to the garden and access back into the kitchen. The kitchen is a good sized rear aspect room with a window that overlooks the garden and is fitted with a selection of wall and base units with space for appliances. The ground floor is completed with a handy utility where there is space for white appliances and doors opening to the garden.

The first floor houses the four bedrooms and the bathroom facilities. The master bedroom is a good sized front aspect room with the benefit of its own en-suite shower room. There is a further front aspect double that enjoys far reaching views towards Cheddar Gorge and a built in wardrobe. There are two further rear aspect bedrooms with one benefiting from a built in wardrobe and a family bathroom which is fitted with a panelled bath with overhead shower, vanity sink and WC.

#### OUTSIDE

The front of the property benefits from a large driveway that provides ample off street parking for multiple vehicles. The front garden is fully enclosed by walls and fencing and there is a patio area with a veranda overhead, perfect for enjoying the surroundings. The front garden benefits from a turfed area, a selection of mature plants and access into the garage. The garage is accessed through an up and over door and benefits from power and lighting. The rear garden is fully enclosed and split into tiers. The garden is laid to lawn with a selection of mature plants and flowers adding colour. One of the tiers benefits from a large patio area which is perfect for enjoying the sun and the top tier currently houses a wooden summerhouse and really appreciates the views towards Cheddar Gorge.

#### 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 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.

#### TENURE

Freehold

#### SERVICES

All mains services

#### COUNCIL TAX

Band E

#### LOCAL AUTHORITY

Somerset County Council

#### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

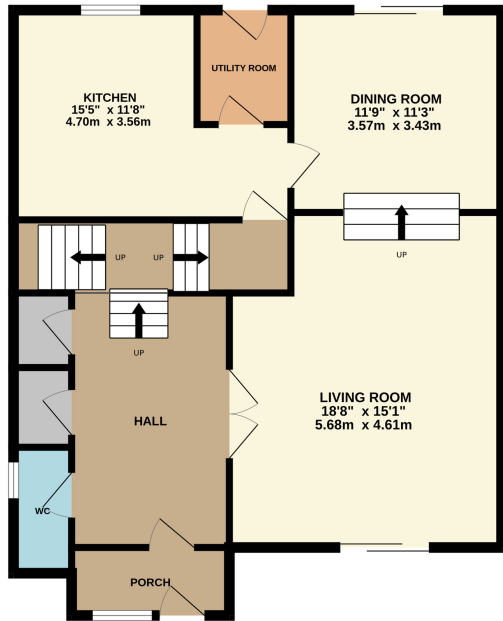
#### DIRECTIONS

From our Cheddar office turn left and proceed along Union Street into Cliff Street. At the mini roundabout proceed straight across, heading towards the Gorge, taking the second turning into The Bays immediately before the bridge. Proceed along and the property will be found on the left hand side.

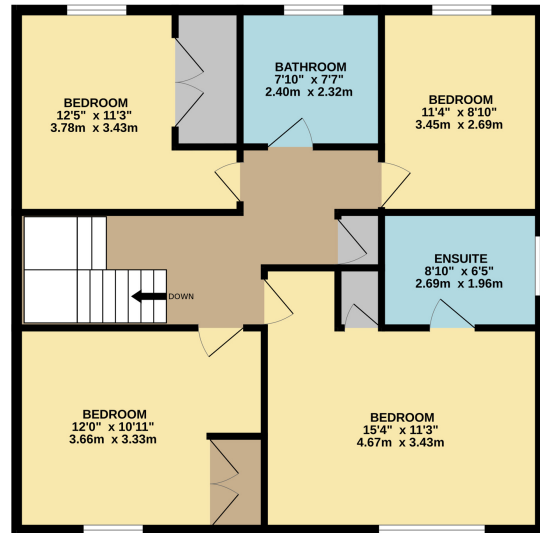




GROUND FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 1690 sq.ft. (157.0 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.  
Made with Metropix ©2024

**CHEDDAR OFFICE**

Telephone 01934 740055

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

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

