

# Redcliffe Street

Cheddar, BS27 3PA

COOPER  
AND  
TANNER



## £340,000 Freehold

A delightful three bedroom modern end of terrace property, well presented and located in the heart of the village. The property offers ample living space throughout, master bedroom with en-suite shower room, enclosed rear garden and allocated parking to the rear. It is within a few minutes walk to the centre of the village and nearby schools.



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## Cheddar

### BS27 3PA

 3  1  2 EPC B

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#### DESCRIPTION

A delightful three bedroom modern end of terrace property, well presented and located in the heart of the village. A Upon entering you are welcomed into a spacious entrance hall where wooden doors lead through to the kitchen and reception room. There is also a sizable storage cupboard and a handy cloakroom comprising a low level WC and a hand wash basin. The modern kitchen is situated to the left of the entrance hall and looks to the front garden. It has a selection of wall and base units and work units. There is a handy breakfast bar area as well as integrated appliances that include dishwasher, electric oven and an induction four ring hob. There is further space for white goods and the gas combination boiler is housed in the kitchen. Continuing through to the rear of the property you are welcomed into the good size living room. A light and airy rear aspect space benefitting from oak flooring and a set of double patio doors leading to the garden. There is space for living and dining furniture as well as a good sized under stair cupboard fitted with shelving.

The first floor of the property houses three bedrooms and the family bathroom. The rear aspect master bedroom has the added benefit of fitted storage and an ensuite shower room. The ensuite comprises a low level WC, hand wash basin and a tiled, enclosed shower cubicle. The second bedroom is again of double size and sits at the front of the property. The final bedroom is a single benefitting from fitted wardrobes. The current occupier uses this space as a dressing room. The well presented front aspect family bathroom includes a panelled bath with overhead shower, low level WC and a hand wash basin. The space is partly tiled to all four walls, and fully tiled to the areas surrounding the bath. From the first floor landing there is access to the loft space, which is partially boarded. There is a drop down ladder and power available. Finally, there is a further fitted storage cupboard with more shelving accessed from the landing. The house is warmed by gas central heating.

#### OUTSIDE

The front of the property is enclosed by a wall and a gate provides access to a pathway leading to the front door. Mainly laid to gravel, the frontage is a well maintained and an easy to upkeep space, allowing plenty of room for potted plants and seating. The private rear garden is similar in style to the front, being laid mainly to gravel. There is space for sheds and also furniture for alfresco dining. A gate leads through to the private car park to the rear, where the property has the benefit of two allocated parking spaces. There is also gated access to the side of the property where there is space for further storage.

#### 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 hour 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

#### HEATING

Gas central heating

#### SERVICES

All mains services

#### LOCAL AUTHORITY

Somerset County Council

#### COUNCIL TAX

Band C

#### VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

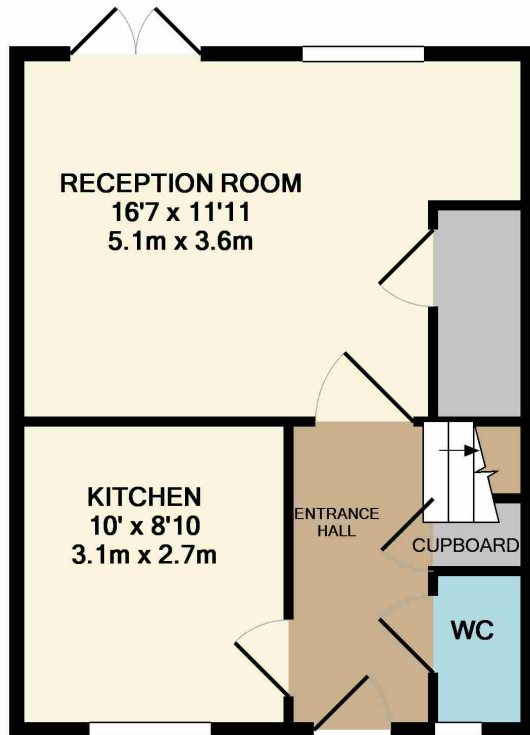
#### DIRECTIONS

From our office turn left and proceed along Union Street, taking the first turning right over the bridge into Redcliffe Street. Proceed along and the property can be found on the left hand side.

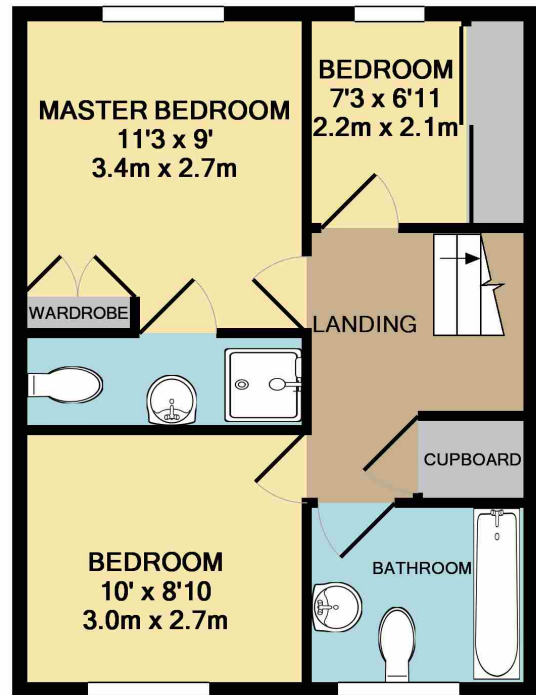








GROUND FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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](mailto:cheddar@cooperandtanner.co.uk)

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TANNER**

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