

# Wesley Mews

Cheddar, BS27 3EZ

COOPER  
AND  
TANNER



## £260,000 Freehold

Tucked away in the centre of the village this spacious home provides 3 bedroom accommodation, upstairs bathroom and shower room with gardens and an allocated parking space. Potential for a 4th bedroom by converting the shower room back to a bedroom. Vacant possession - no onward chain.

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 3  2  2 EPC TBC

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### OUTSIDE

Stepping through the front pedestrian gate into the small front garden area which leads through to the main garden which is gated to the rear and side of the property. The garden is completely enclosed by stone and rendered wall and panel fencing. There is a level lawned area and paving areas with mature shrubs, tree and borders. There is a greenhouse and old timber shed.

Allocated parking space is situated at the front of the development.

### 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.

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

### HEATING

Gas central heating

### SERVICES

All mains services

### COUNCIL TAX

Band D

### EPC

TBC

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

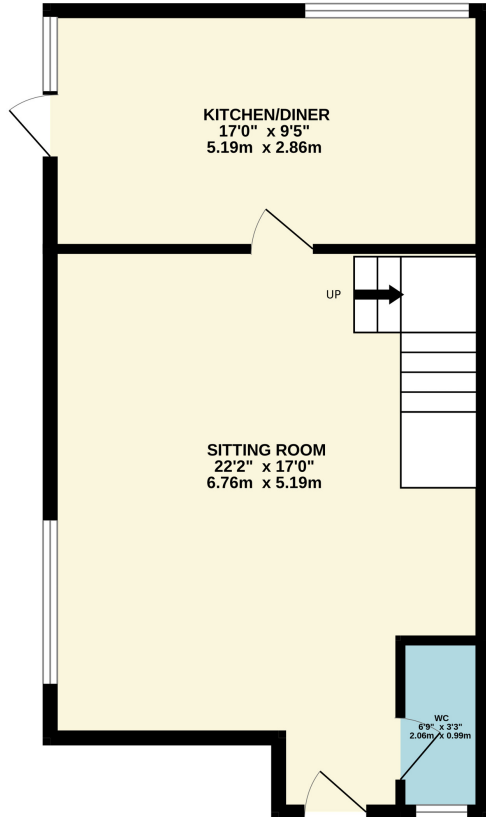
### DIRECTIONS

From our Cheddar office in Union Street, turn left and proceed along, following the left hand bend into Cliff Street. Just before the Methodist Church, turn left into Wesley Mews and follow the footpath between the cottages at the end of the road. The property will be found at the end of the terrace, on the right hand side.

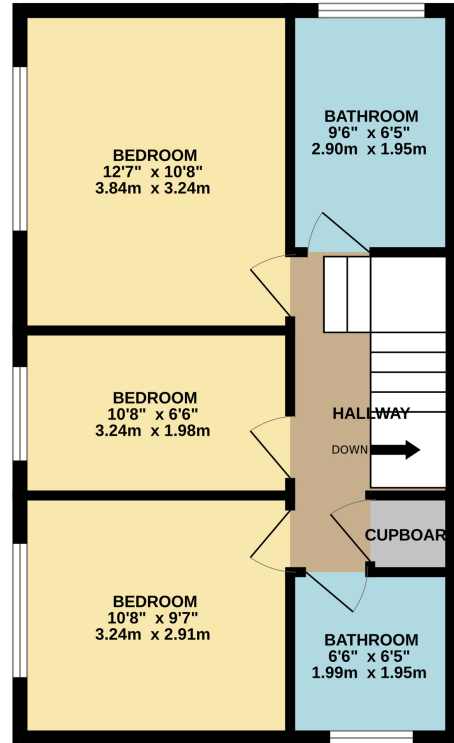




GROUND FLOOR



1ST FLOOR



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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