

# Station Road

Cheddar, BS27 3DT

COOPER  
AND  
TANNER



## £149,000 Leasehold

A rare opportunity to purchase a first floor apartment located in the lovely Cheddar Court complex. Situated in the centre of the desirable village of Cheddar, the property offers two large bedrooms, ample living space and communal gardens, living area and a car park.

# Station Road Cheddar BS27 3DT

 2  1  1 EPC TBC

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### DESCRIPTION

A rare opportunity to purchase a first floor apartment located in the lovely Cheddar Court complex. Situated in the centre of the desirable village of Cheddar, the property offers two large bedrooms, ample living space and communal gardens, living area and a car park.

Upon entering the apartment you are welcomed into hallway that provides access to all internal rooms. The living room is a large space with a feature fire place and fitted electric fire, there is also a rear aspect window which enjoys views of the communal garden and there is a handy cupboard space. Off the living room is the kitchen. It is fitted with an array of wall and base units, integrated fridge, freezer and dishwasher, four ring electric hob with over head extractor fan, sink with mixer tap and drainer and electric oven. There are two double bedrooms one is a rear aspect bedroom and there is a side aspect bedroom. The large bedroom is fitted with storage surrounding where the bed would go. Both bedrooms share the modern shower room which benefits from a large walk in shower cubicle, vanity basin, low level WC and heated towel rail. Cheddar Court also enjoys a communal laundry facility benefitting from a number of washing machines and tumble dryers that can be accessed by residents on a daily basis.

### OUTSIDE

In the centre of the complex there are communal gardens with flower and shrub beds, planters and seating surrounding the main water feature which is a square raised fishpond with attractive central fountain. There are communal paths and managed gardens surrounding the development. The gardens are to be enjoyed by all residents. There is also ample car parking available which is divided into two car parks for both residents and visitors.

### 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

Leasehold- 99 year term from 1990

### SERVICES

All mins services

### COUNCIL TAX

Band B

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

### DIRECTIONS

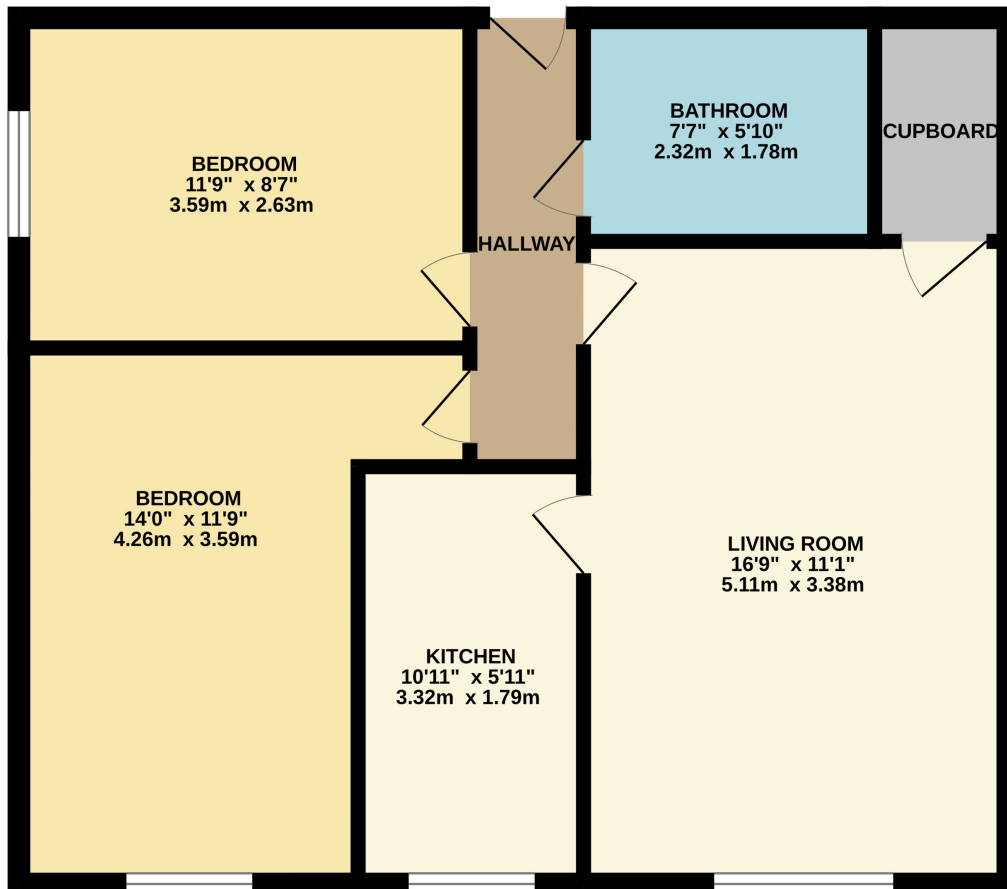
From our offices in Union Street, Cheddar, turn right at the Market Cross into Bath Street which then becomes Station Road. At the War Memorial turn left and then first right into Cheddar Court.







GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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