

# Symons Way

Cheddar, BS27 3NJ

COOPER  
AND  
TANNER



## £170,000 Freehold

Well proportioned and with no onward chain is this well positioned two bedroom property situated in a friendly over 55's community

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#### DESCRIPTION

Well proportioned and with no onward chain is this well positioned two bedroom property situated in a friendly over 55's community.

Symons Way is a small complex of sheltered housing, being most skilfully designed with natural stone and tiling and located in a very central position within a few yards of Sainsburys supermarket and the doctor's surgery. These homes are restricted to residents over 55 years of age.

Entering the property you are welcomed into a hallway and immediately to your right there is a handy cloakroom fitted with a pedestal basin and low level W/C. Continuing from the hallway, the bright and airy living room is spacious and benefits from a front aspect window. At the rear, there is a kitchen that has space for a table. The kitchen is fitted with a hob, single oven, sink and drainer and has space for white appliances. Here, there is also a rear door that leads out to the small courtyard garden. Upstairs, there are two bedrooms and a shower room. The principle bedroom has a front aspect window and has two cupboards. The second bedroom is a rear aspect room and also benefits from built in storage space. The modern shower room is fitted with a walk in shower cubicle, pedestal basin and low level W/C. Upstairs also had a handy cupboard located on the landing.

#### OUTSIDE

Private development approached by driveway with resident parking and communal gardens. This property benefits from its own small courtyard garden at the rear. It is surrounded with fencing and a stone wall and has ample space for a small table to help to enjoy the seasons.

#### 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- agree a deed of covenant

#### SERVICES

Electric heating, mains water, mains drainage

#### LOCAL AUTHORITY

Somerset County Council

#### VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

#### DIRECTIONS

From the centre of Cheddar, proceed from the Market Cross into Union Street, take the first turning right into Redcliffe Street and then take the second turning right into Penn Close, which leads into Milbourne Close. Turn right into Symons Way and the property is on the left hand side.

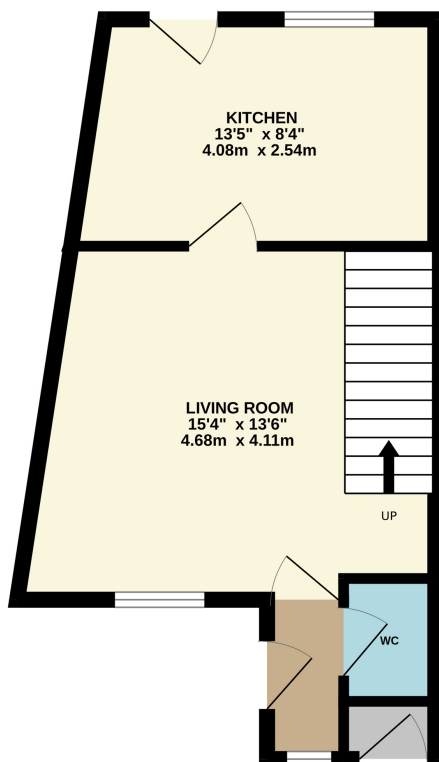




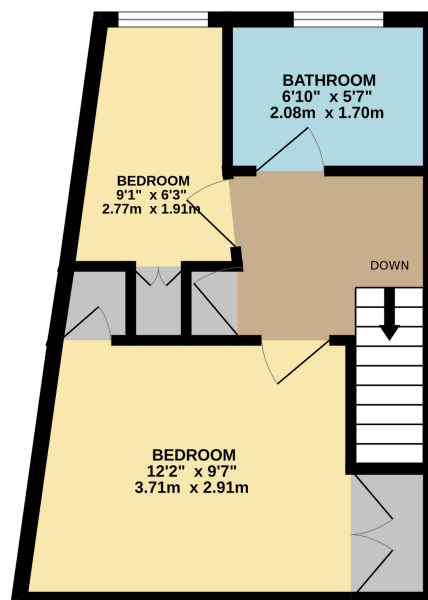




GROUND FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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