

# Wesley Mews

Cheddar, BS27 3EZ

COOPER  
AND  
TANNER



**£299,950 Freehold**

A charming three bedroom property located in the heart of Cheddar, close to village amenities and offered to the market with no onward chain complications.

# Wesley Mews

## Cheddar

### BS27 3EZ

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## £299,950 Freehold

#### DESCRIPTION

This End Terraced property is set in the heart of Cheddar and conveniently located between the centre of Cheddar and the Gorge. As you enter the property you have access into the downstairs cloak room which benefits from a front aspect window, a low level WC and a pedestal sink. Continuing straight from the entrance porch you enter into a spacious lounge with a front aspect wooden frame window, a gas fireplace and a staircase leading to the first floor, there is also a doorway that leads into the good sized kitchen/diner which benefits from a upvc door opening into the back Garden and window which over looks the garden. There is also a selection of base and wall units and space for integral appliances as well as an electric oven, Gas hob and extractor fan. On the first floor you will find three bedrooms, the most spacious has built in wardrobes with bedroom two benefiting from lovely views over the Mendips. There is also loft access from the landing with an additional storage cupboard and a well equipped front aspect bathroom which benefits from a shower over the bath, a low level pedestal sink and WC. The property also has a gas boiler and is double glazed throughout. Wesley Mews is an extremely welcoming and attractive community.

#### OUTSIDE

The front of the property benefits from two allocated parking bays and an enclosed stone fronting where there is space for plant pots and seating. There is also a side gate which opens into the rear garden which backs onto the Cemetery and has a side lane linking easy access to the local shops and Schools. The back garden is attractive and is enclosed by fencing and mainly laid to patio and stone chippings.

#### 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. 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 and caves, 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, bank, and a Post Office as well as doctor and dentist surgeries. 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

**SERVICES**  
Water Meter, Mains Electricity, Mains Drainage, Gas Central Heating

**LOCAL AUTHORITY**  
Somerset County Council

**EPC RATING**  
C

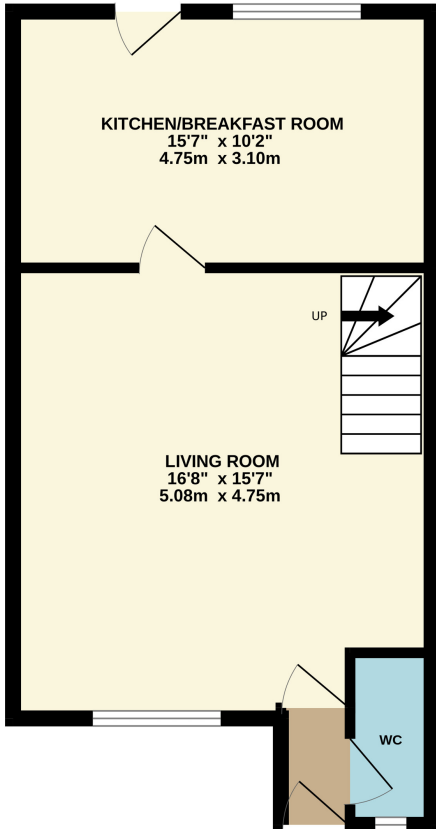
**VIEWINGS**  
Strictly by appointment only, please call Cooper and Tanner

**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 where the property can be found in the corner of the Cu de Sac.

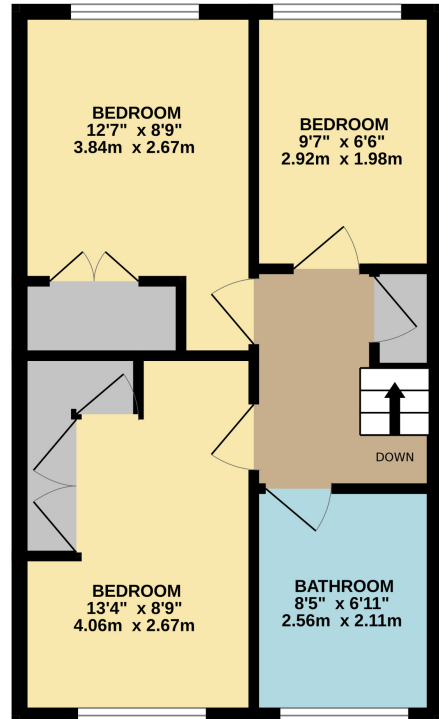




GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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