

Station Road

Cheddar, BS27 3DT

COOPER
AND
TANNER



£160,000 Leasehold

Beautifully presented throughout and offering ample living space, this bright and airy apartment, located in a desirable position in the sought after Cheddar court is the perfect property.

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 2  1  1 EPC TBC

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DESCRIPTION

Beautifully presented throughout and offering ample living space, this bright and airy apartment, located in a desirable position in the sought after Cheddar court is the perfect property.

Entering the property from the communal hallway you are immediately welcomed into a large hallway that leads around the corner and provides access into the all the rooms. The hallway is a spacious area with space for a table, chair and dressers and with a handy corner cupboard which is perfect for storage. The apartment is beautifully presented throughout and has been improved to an extremely high standard. The living room is a good sized rear aspect room which enjoys views of the smaller, communal garden and provides access into the newly improved kitchen which is fitted with a selection of wall and base units, integral appliances, a Neff induction hob and double oven, ample workspace and Amtico flooring. The bedrooms are at the other end of the hallway and there are two good sized rooms which both enjoy garden views and integral storage. The family shower room is fitted with a large, walk in shower, pedestal sink WC and Amtico flooring. The apartment benefits from fibre broadband, a newly carpeted kitchen and master bedroom, newly fitted hot water heaters, fully insulated lofts and has had replaced UPVC windows.

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, which can be accessed directly from the sitting room in this apartment. 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 - Management fee - £3118.97 per yr, ground rent £52 per year

SERVICES

All mains services

COUNCIL TAX

Band B

VIEWINGS

Strictly by Appointment Only - Call Cooper and Tanner

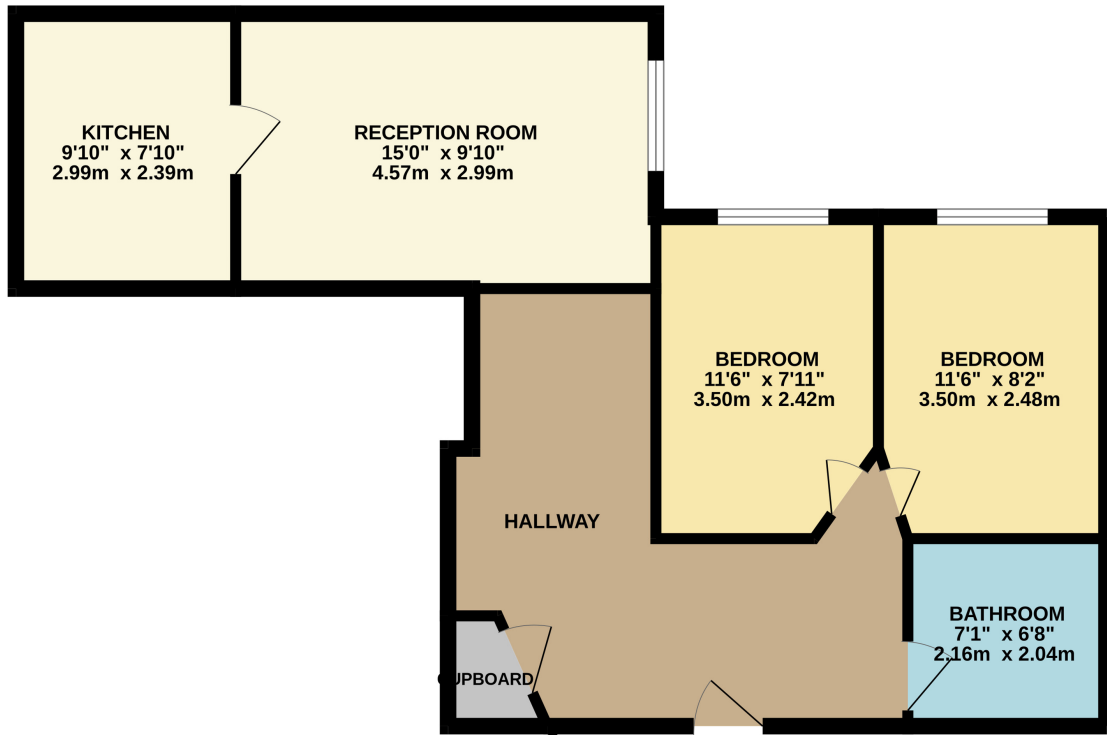
DIRECTIONS

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
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 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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