

Station Road

Cheddar, BS27 3AG

COOPER
AND
TANNER



£325,000 Freehold

Set in the heart of Cheddar is this good sized three bedroom property sitting on a generous plot with parking and garage and offered to the market with no onward chain complications.

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 3  3  2 EPC TBC

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DESCRIPTION

Entering the property from the front you are immediately welcomed into a porch which leads into the hallway. The hallway provides access into a front aspect living room which is a warm and welcoming room with a large front window with a sliding door leading into the dining room which enjoys panoramic views of the garden. The kitchen is fitted with an array of wall and base units and provides space for white appliances with a wall mounted, full serviced boiler. There is access into the sunroom which opens to the rear garden and at the front into the front passage way. There is a skylight and rear and side windows filling the room with light and enjoyable views of the garden. The ground floor is completed with a ground floor cloakroom.

The first floor houses the three bedrooms which are all of a good size. There are two front aspect bedrooms and a good sized rear aspect room. There is a landing cupboard and a rear aspect bathroom with a pedestal sink, low level WC and panelled bath.

OUTSIDE

Entering the property from the road you are welcomed onto a large driveway providing parking for multiple vehicles. There is a frontal lawn area and a selection of bushes at the front with access into the rear garden. The rear garden is filled with an array of colour from a selection of flowers, plants and mature bushes. The rear garden is mostly laid to lawn and there is a wooden shed in the corner and a secondary shed at the side. The garage is accessed through an up and over door with electric and power and there is a side passage way which is perfect for additional storage.

LOCATION

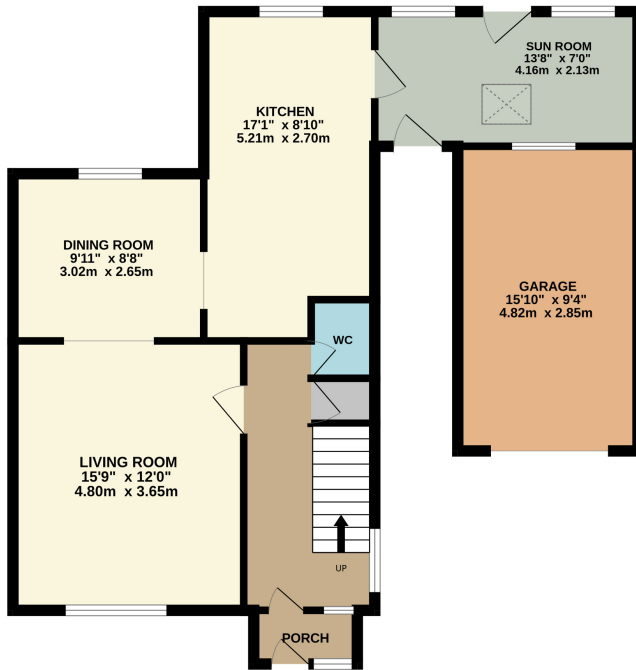
Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please 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.

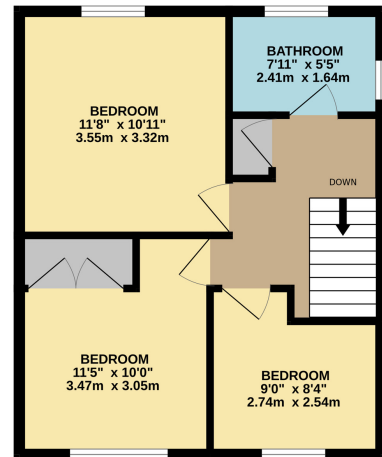




GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 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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