

Nye Close

Cheddar, BS27 3PB

COOPER
AND
TANNER



£350,000 Freehold

A beautifully presented three bedroom semi-detached family home situated in a quiet road and close to amenities. Benefitting from ample off street parking, open plan living space, three bedrooms, a generous sized loft room and an enclosed rear garden.

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DESCRIPTION

Set in the heart of Cheddar is this three-bedroom, semi-detached family home, looking for its next owners. Entering through the front door you are welcomed into a hallway which houses the stairs and a handy under stair cupboard. The cosy living room has a wood burner. There is also a large rear aspect window that looks out onto the rear garden. The open plan kitchen/dining room is a light and airy room and is fitted with wall and base units. The dining area has French doors that open out onto the patio in the rear garden. Downstairs also comprises of a utility room which houses the combination boiler, a downstairs W/C and a further back door that leads to the rear garden.

Upstairs there are three bedrooms. Two double bedrooms, both benefitting from rear aspect windows and one bedroom occupies a wooden ladder that leads into a converted loft room that is the length of the property. It is fitted with eaves storage and sky lights. The single bedroom has a window that looks out onto the front of the property and benefits from a built-in storage cupboard. The bedrooms share a family bathroom which is fitted with a panelled bath with overhead shower, a pedestal sink and a low-level W/C. The property is warmed by Gas Central Heating.

The property has undergone a complete transformation and has been completely re-wired throughout with internet hard wired into the bedrooms, loft and living room and has also had new drains fitted.

OUTSIDE

The front of the property provides ample space for a variety of vehicles. The driveway is laid with tarmac with steps leading to the front door. A fenced gate can be found to the side of the property which is where the rear garden can be accessed. The back garden is mostly laid to lawn and is bounded with fencing. There is a raised patio perfect for enjoying the seasons. The garden is mostly laid to lawn and is perfect space for entertaining or allowing children to play safely.

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.

SERVICES

All mains services

LOCAL AUTHORITY

Somerset County Council

COUNCIL TAX

Band B

VIEWINGS

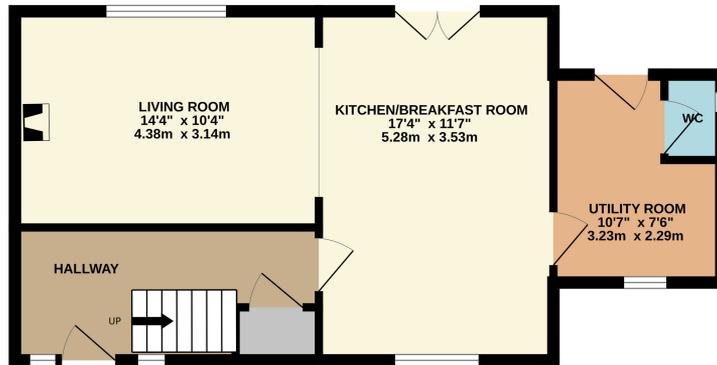
Strictly by appointment only- Please contact Cooper and Tanner

DIRECTIONS

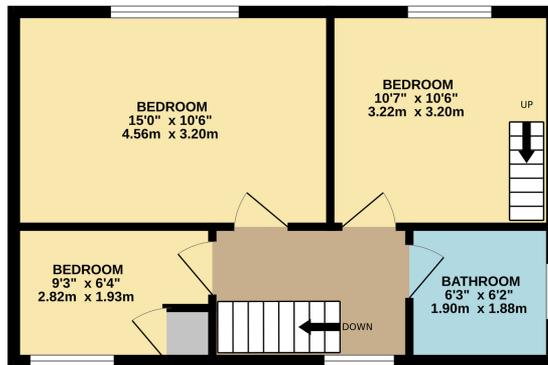
From our Cheddar office, turn left and proceed along Union Street. At the junction with Cliff Street turn right over the bridge into Redcliffe Street. Proceed along and take the third turning on the right into Nye Close, where the property will be found on the right hand side with a board at the front.



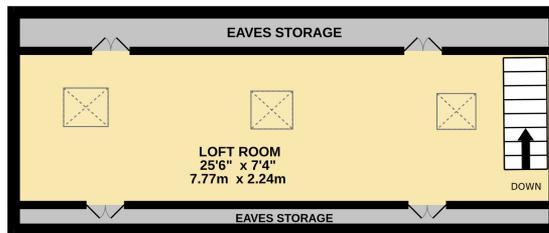




GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.

TOTAL FLOOR AREA : 1189 sq.ft. (110.4 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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