

Tuttors Hill

Cheddar, BS27 3JQ

COOPER
AND
TANNER



£370,000 Freehold

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DESCRIPTION

Sitting on a fantastic plot with far reaching views is this two bedroom stone built detached property which requires modernisation and offers the extension potential subject to the necessary consents.

Entering through the front door you are welcomed into a large family room which has two front aspect windows enjoying panoramic views of the garden, an open fire place, access into the kitchen and stairs to the first floor. The kitchen is currently fitted with a selection of wall and base units with a wall mounted boiler. There is a front and rear aspect window with a door opening to garden.

The first floor houses the two bedrooms and the family bathroom. Both bedrooms benefit from far reaching views with the smaller having the benefit of a built in wardrobe. The family bathroom is a rear aspect room and is currently fitted with a panelled bath with overhead shower, WC and basin.

OUTSIDE

Entering from the road there is a driveway which provides off street parking. There is access from both sides down onto a patio area which provides entry to the front and leads down to the garden. The patio enjoys far reaching views over countryside and the reservoir. There is a decked area which currently homes a summerhouse and the large enclosed rear garden is mostly laid to lawn and is decorated with a selection of mature flowers, and plants.

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.

COUNCIL TAX

Band D

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

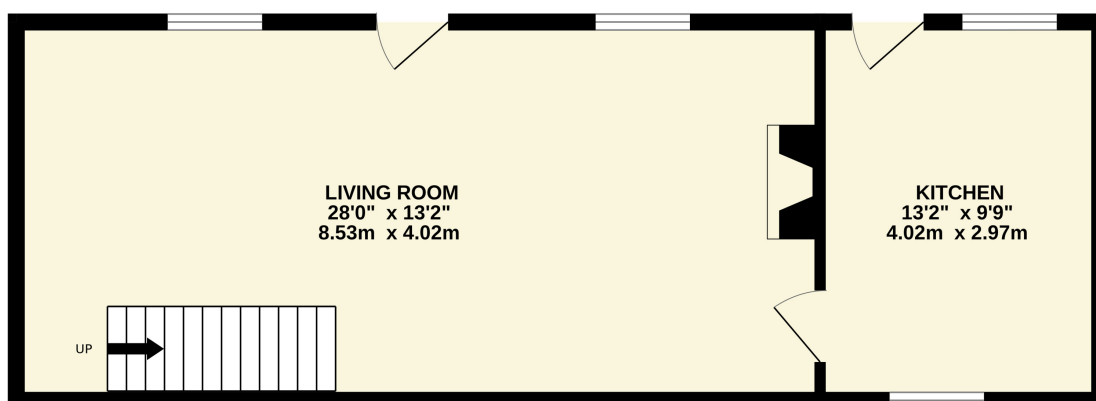
DIRECTIONS

From our office, turn left and follow the road around the left hand bend into Cliff Street. Continue to the roundabout by The Riverside Inn, and take the second exit (straight over). Turn immediately left into Birch Hill and follow this right to the very top. As the road bends sharply to the left (and becomes Silver Street), turn right instead into Tuttors Hill where the property can be found on the left hand side with parking in a widened area just past the property.

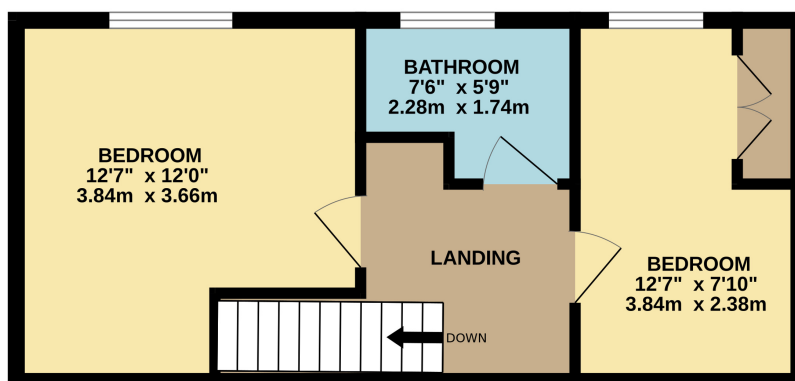




GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.5 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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