

St Andrews Road

Cheddar, BS27 3NE

COOPER
AND
TANNER



£325,000 Freehold

A well proportioned four bedroom property located in a highly desirable central Cheddar setting within walking distance of the centre of the village and the bottom of the Gorge. The property benefits from four bedrooms, a family bathroom, conservatory, living room, dining room, kitchen, cloakroom, garage and a driveway.

St Andrews Road

Cheddar

BS27 3NE

 4  3  2 EPC TBC

£325,000 Freehold

DESCRIPTION

A four bedroom property located in an enviable position in the heart of Cheddar. The property benefits on the first floor from a conservatory which opens into the garden and enjoys panoramic garden views. There is a good sized living room which leads into the conservatory. A front aspect dining room, a downstairs cloakroom and a fair sized kitchen with a rear aspect window and door which open into the garden. The kitchen is fitted with a selection of wall and base units and provides space for white appliances

The first floor houses the four bedrooms and a family bathroom suite. The bathroom is fitted with a pedestal sink, low level WC and a shower cubicle. The master suite is a good sized front aspect room with two front aspect windows, there is also two further rear aspect bedrooms and a further front aspect room.

OUTSIDE

To the rear of the property you will find a private and mature garden with lots of tree's and shrubs. There is a good sized shed to the side of the property and access into the garage through the side door. The garden also has a lovely pond with a large laid to patio area fantastic for entertaining guests. The front of the property is fully enclosed and provides off street parking for multiple vehicles and there is access into the garage through an up and over door.

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.

SERVICES

All mains services

COUNCIL TAX BAND

C

TENURE

Freehold

LOCAL AUTHORITY

Somerset County Council

DIRECTIONS

From our office in the centre of the village turn left and proceed along Union Street, turning right at the bend over the bridge and into Redcliffe Street. Take the second turning left into St Andrews Road and the property will be found a little way along on the right-hand side and is highlighted by a For Sale Board.

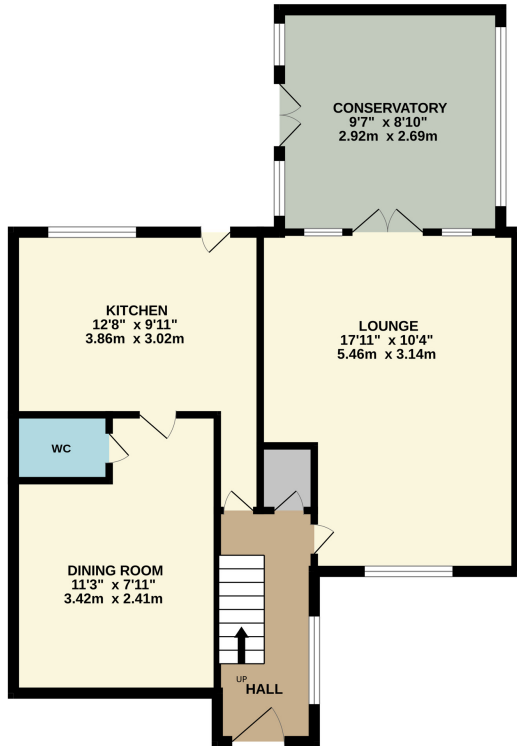
VIEWINGS

Strictly by Appointment Only - Call Cooper and Tanner

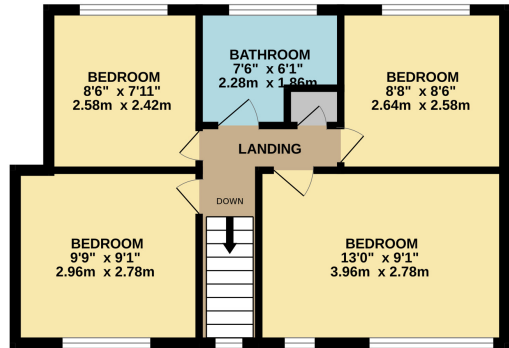




GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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CHEDDAR OFFICE

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