

# Braysbridge

Cheddar, BS27 3LZ

COOPER  
AND  
TANNER



**£299,950 Freehold**

Set in the centre of the village, within walking distance of all amenities and all three schools is this three bedroom property. Ideal for first time buyers, families and investors alike is this well equipped home benefitting from a garage, driveway, three bedrooms, living room and conservatory.

# Braysbridge

## Cheddar

### BS27 3LZ

 3  2  2 EPC D

## £299,950 Freehold

#### DESCRIPTION

Set in the heart of the village and within walking distance of all village amenities is this well proportioned three bedroom home. Entering from the front you are welcomed into a spacious hall. Immediately on the right there is a cloak room is found housing a WC and pedestal sink. The kitchen is a front aspect room with space for white appliances, a breakfast table and fitted with a range of wall and base units. The living room is a bright room at the back of the house with access into an under stair cupboard and into the conservatory and with garden views. The conservatory is a bright and airy room with patio doors opening into the garden and with windows providing garden views.

The first floor houses the three bedrooms and the bathroom facilities. The principle bedroom is a front facing room with two fitted wardrobes. There are two further bedrooms with garden views which include a double and a single. The family bathroom is a side aspect room and is fitted with a WC, pedestal sink, and panelled bath with overhead shower.

#### OUTSIDE

The front of the property is access down a driveway where off street parking is provided for a couple of vehicles parked tandem. There is an archway that leads to the front of the property with a paved pathway and a selection of mature plants. The garage is accessed through an up and over door. The garage is currently split into two and separated with a partition wall with the front section currently being used for storage and the back being used as a study/garden room. The rear garden is fully enclosed and is mostly laid to grass with a patio area at top which is perfect for al fresco dining.

#### 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. The village itself has a wide range of shops to cater for everyday needs. 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.

#### TENURE

Freehold

#### HEATING

Gas central heating

#### SERVICES

All mains services

#### COUNCIL TAX

Band C

#### EPC

TBC

#### VIEWINGS

Strictly by appointment- Please call Cooper and Tanner

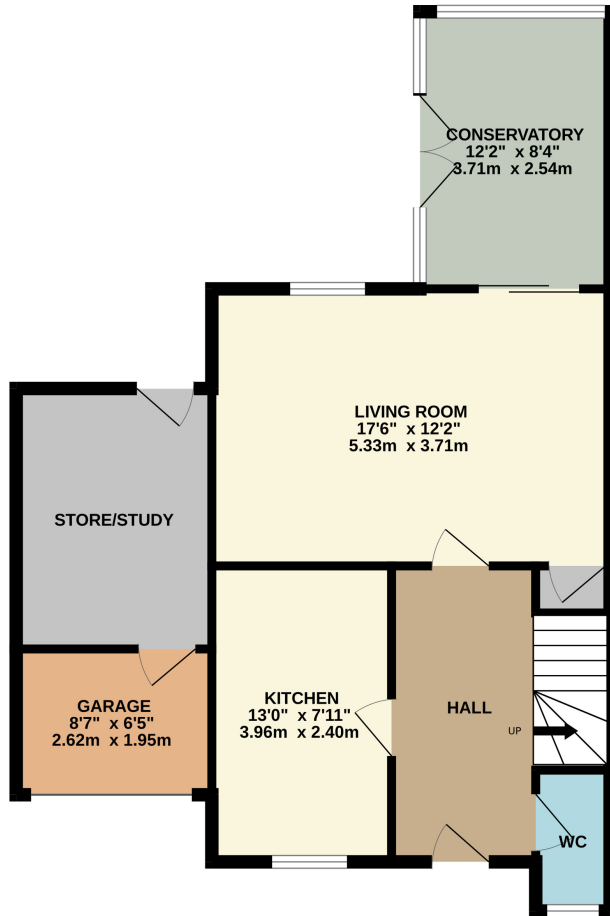
#### DIRECTIONS

From our office turn left and proceed along Union Street, taking the first turning right over the bridge into Redcliffe Street. Turn into the first cul-de-sac on the left hand side and the property can be found on your right hand side.

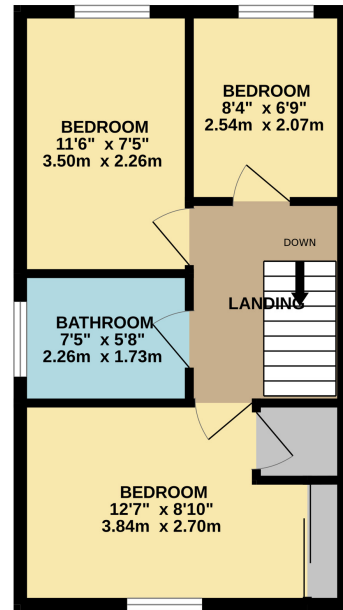




GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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.  
Made with Metropix ©2023

## CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

