





2 1 1 EPC C

£220,000 Freehold

Old Station Close
Cheddar
BS27

COOPER AND TANNER





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Description
This chain free terraced property located within the heart of Cheddar provides easy access to local schools, shops and all other village amenities. The house is presented in a high standard throughout and offers a private rear courtyard and driveway parking to the front. Internally the property comprises a good-sized rear aspect living room with a newly fitted marble fireplace and provides ample space for furniture and access to the rear courtyard. The newly fitted kitchen includes a range of base and wall mounted units as well as housing the combination boiler. There is an integral electric oven with four ring gas burners above and tiling to water sensitive areas.

Located on the first floor of the property are two good sized bedrooms and the family bathroom. The bigger of the bedrooms is located to the front of the property, with the second to the rear. From the landing there is access to the loft which we presume to be partially boarded and insulated. The rear aspect family bathroom concludes the property, a fully tiled space that comprises a panelled bath with overhead shower, pedestal sink and a low-level WC.

Outside
The rear garden of the property is a low maintenance and very private courtyard style space. There is plenty of space for potted plants, a shed and outside furniture. Situated directly in front of the property is the private driveway parking with more planting available adjacent. A paved pathway then leads to the property. Further parking is available if needed through the communal parking bays provided.

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. The village itself has a wide range of shops to cater for everyday needs, banks, a building society 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.

Local Information Cheddar

Local Council: Sedgemoor District Council

Council Tax Band: B

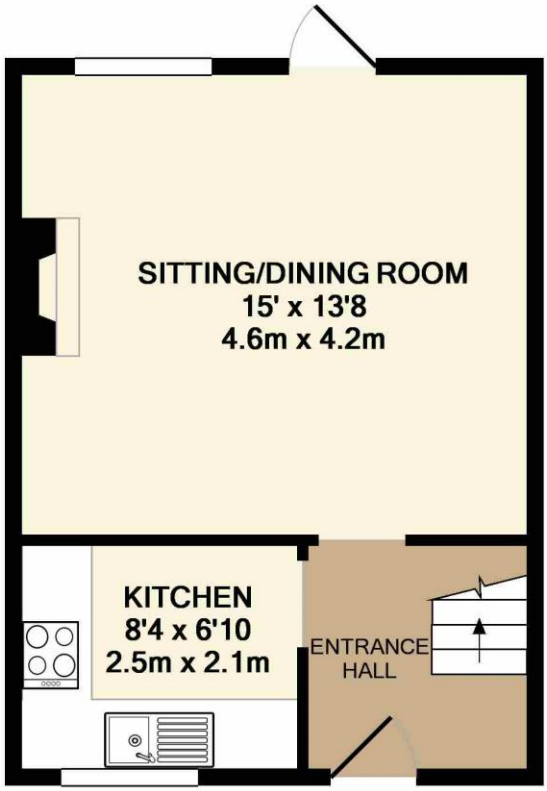
Heating: Gas Central Heating

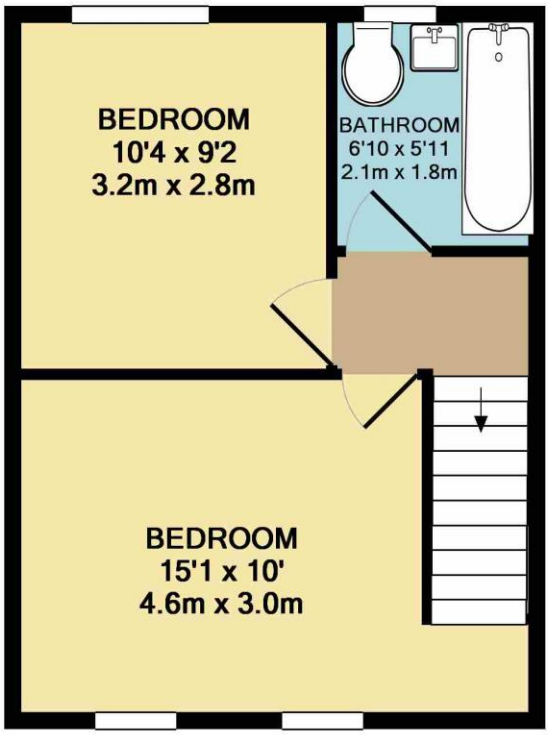
Services: Mains Electricity, Mains Gas, Mains Water, Mains Drainage, Water Meter.

Motorway Links
- M5 J21
- M5 J22

Train Links
- Weston
- Worle

Nearest Schools
- Cheddar First School
- Kings of Wessex





GROUND FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 615 SQ.FT. (57.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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