



TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 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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34 Cheddar Court, Station Road, BS27 3DT

Asking Price: £139,950 Leasehold

- First Floor Dual Aspect Apartment
- Two Double Bedrooms
- Communal Entrance
- Sitting Room/Dining Room
- Kitchen
- Shower Room
- Communal Gardens
- Council Tax Band B
- Over 45s Development
- UPVC Double Glazed Windows

A superb bright and spacious first floor apartment offering TWO DOUBLE BEDROOMS, SHOWER ROOM, KITCHEN and SITTING/DINING ROOM. Situated in the popular RETIREMENT DEVELOPMENT of CHEDDAR COURT. The apartment offers VIEWS TO CHEDDAR GORGE. This property benefits from NO ONWARD CHAIN.

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Leasehold

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CHEDDAR COURT was built in 1989 by Chaddlewood Homes and is situated within a short walking distance of the centre of Cheddar. The complex is exclusively for the over 45's and communal facilities include a spacious resident's lounge (with kitchen attached), a comfortable guest suite for overnight visitors (subject to a small charge), communal gardens with a water feature to be enjoyed by all, two laundry rooms, storage facilities (for mobility equipment etc) car parking and car washing facilities. Also, for resident's peace of mind there is a 'Piper Haven' alarm system with access to the resident manager during weekdays and Care Line out of hours.

Communal Entrance Access via security entrance to all apartments via intercom system. Door through to communal lounge. Stairs rising to the first floor apartments. Lift to first floor.

Entrance Hall 3'3" x 2'8" (1m x 0.81m)
Textured and coved ceiling with central ceiling light. Smoke detector and storage heater. Doors to bedroom one and bedroom two, sitting room and shower room. Security entry system.

Sitting/Dining Room 17'4" x 11' (5.28m x 3.35m)
A southerly aspect room with UPVC double glazed window. Textured and coved ceiling with central ceiling light, two wall lights. Feature electric fire place. TV and FM aerial point, telephone point. Door leading into airing cupboard which houses the water tank and fuse box. Door to kitchen.

Bedroom One 15'10" x 8'9" (4.83m x 2.67m)
A southerly aspect room with UPVC double glazed window. Textured and coved ceiling, two wall lights, Dimplex storage heater. Fitted wardrobes with over the bed storage cupboards and matching fitted dressing table with mirror.

Kitchen 11'2" x 5'11" (3.4m x 1.8m)
A southerly aspect room with UPVC double glazed window. The kitchen is fitted with a range of base and eye level units with rolled edge work surface over. Integrated fridge freezer. "Indesit" electric oven and top oven. "Neff" hob. One and a half bowl stainless steel sink with drainer and mixer tap. Part tiled walls to splash sensitive areas. Coved, textured ceiling. Wall mounted strip light. Vinyl floor.

Bedroom Two 11'3" x 8'3" (3.43m x 2.51m)
An east facing room with views over Cheddar Gorge and the Mendip Hills, coved ceiling, wall light, fitted wardrobe and Dimplex storage heater.

Shower Room 11'6" x 8'3" (3.5m x 2.51m)
Walk in double width shower cubicle with "Triton" electric shower with grab handles and shower screen. Fully tiled walls, low level WC, basin with vanity unit below, towel radiator, shaver point, Dimplex heater and wall mouthed trip light.

SITUATION:
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, 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.

DIRECTIONS:
From our offices in Union Street, Cheddar, turn right at the Market Cross into Bath Street, which then becomes Station Road. At the War Memorial turn left and then first right into Cheddar Court.

