



**ACACIA COURT, TWEENTOWN, CHEDDAR, SOMERSET. BS27**



**£125,000 LEASEHOLD**



# Passionate about Property

NO ONWARD CHAIN! Beautifully maintained one bedroom top floor retirement apartment, situated in a highly regarded development, with the benefit of Greenhill House Residential Care Home opposite the property for those that may require additional needs. The property has a light, contemporary feel, with lovely views of the Mendips and notably Cheddar Gorge that surround the area. Call now to arrange a viewing!

Council Tax Band: B

## The Development

The Acacia Court Apartments are an exclusive development of eleven modern, luxurious apartments offering independent living, with the security of knowing that care and support is available in your own home if you should need it ? now or in the future.

Highly regarded Greenhill House Care Home is also within the same development occupying a building opposite, which provides additional care for those that require it (for a separate, independent cost)

## Main Facts:

Tenure(s): Leasehold

11 flats. Built in 2014. Sizes 1 bedroom, 2 bedroom.

Extra Care scheme with Careline alarm service

Communal Gardens

Housing Authority: Somerset

Social Care Authority: Somerset

## Location

Situated at the foot of the Mendip Hills and surrounded by the stunning Somerset countryside, Cheddar is a popular location offering a comprehensive range of leisure activities including walking, horse riding and sailing on the Cheddar Reservoir. Local attractions to Cheddar include Cheddar Gorge and Caves, Wookey Hole Caves, Glastonbury Tor, the Cathedral City of Wells and the seaside town of Weston-super-Mare. There are a range of shopping facilities and amenities in Cheddar which is well served by a local bus service providing access to the surrounding district. There are a range of excellent schooling facilities in the area including the very popular Kings of Wessex School in Cheddar and private schooling in Wells, Bath and Bristol. For those travelling further afield there is easy access to Bristol International Airport and Bristol City Centre on the main A38 and access to the M5 Motorway network is available at junction 21(St Georges) or 22 (Edithmead).

## Directions

From the Market Cross in the centre of Cheddar, proceed along Union Street, and follow the road around to the left on to Cliff Street. Proceed along this road until you reach the mini roundabout. Take the first exit left on to Tweentown. Proceed along this road for 0.2 mile, and take the turning into Acacia Court on your right-hand side, just past the turning into Orchard Way.

## Entrance Hall

Lift and stairwell access to the top floor, services three apartments from the communal hallway.

The hallway is carpeted with two built in cupboards, electric heating, a light tunnel providing natural light through the ceiling and doors to:

## Living/Dining Room (21' 01" x 13' 00" ) or (6.43m x 3.96m)

Dual aspect upvc double glazed windows that include two electrically operated Velux skylight windows with views of the Mendips. Carpeted flooring. Two electric heaters. Open access to:





#### **Kitchen (10' 06" x 6' 00" ) or (3.20m x 1.83m)**

Contemporary fitted kitchen with electrically operated Velux skylight window. Integrated appliances include an oven, hob, fridge / freezer, washer dryer.

#### **Bedroom (11' 09" x 10' 04") or (3.58m x 3.15m)**

Spacious double bedroom with carpeted flooring, electric heater and two Velux skylights.

#### **Wet Room (8' 00" x 6' 02" ) or (2.44m x 1.88m)**

Spacious wet room in lovely condition with a large shower area, WC, pedestal wash basin, part-tiled walls and an electric heater.

#### **Communal Lounge & Gardens**

A lovely communal lounge with kitchen, awash with natural light with access through French doors to the communal garden, which has been thoughtfully landscaped and cared for by the residents.

#### **Parking**

Off street parking is available but not allocated.

#### **Material Information**

Council Tax: £1725.79 (2024-2025)

Tenure: Leasehold

Lease Length : 123 years remaining

Maintenance Charge: £2966.88 per annum (2024 - 2025)

Ground Rent: £99.96 per annum (2024-2025)

Property Type: Top Floor Apartment

Construction: Brick

Electricity / Water Connected: Yes

Gas: No

Sewage - Mains

Heating: Electric Radiators

Type of Broadband: Copper Wire

Parking: Yes - not allocated

Any Known Safety Concerns: No

Any Restrictions / Covenants: No

Has the Property Ever Flooded: No

Is the Property Subject to Costal Erosion: No

Are there any planning applications locally that will affect the property? No

Have any accessibility / adaptations been made to the property? No

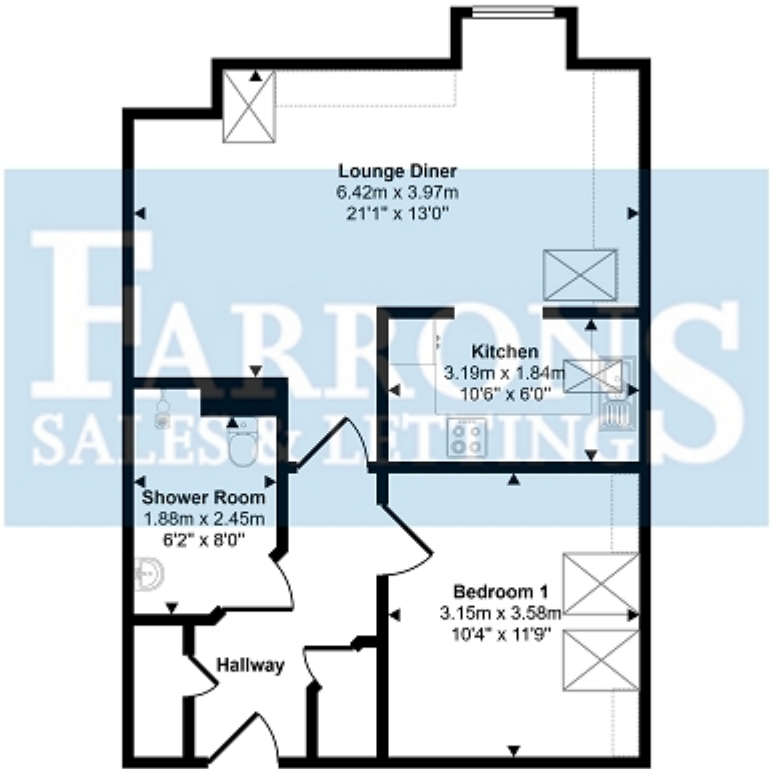
Is the property in a mining / coalfield area: No






# Passionate about Property


Approx Gross Internal Area  
56 sq m / 599 sq ft



Floorplan

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract