



OLD STATION CLOSE, CHEDDAR, SOMERSET. BS27 3DF



£135,000 LEASEHOLD

Passionate about Property

Impressive, spacious one bedroom top floor apartment, benefiting from an updated kitchen and bathroom, open plan living / dining room, a quiet cul-de-sac position and one allocated parking space. Call now to arrange a viewing!

Council Tax Band: A

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)

Entrance

Upvc double glazed door to communal hallway (due to be redecorated in 2026) stairs to top floor landing. Door on right to:

Entrance Hall

Loft access. Built-in cupboard. Carpeted flooring. Doors to:

Living/Dining Room (16' 09" x 11' 0") or (5.11m x 3.35m)

Dual aspect range of Upvc double glazed windows to the front and side, providing a view of the Mendips and Cheddar Gorge. Carpeted flooring. Radiator.





Kitchen (8' 03" x 7' 02") or (2.51m x 2.18m)

Updated by the current owner, with contemporary units and work surfaces, including space for appliances and a built in oven and induction hob. Cupboard housing gas boiler (installed 2024)

Bedroom (13' 01" x 9' 04") or (3.99m x 2.84m)

Spacious double bedroom with Upvc double glazed window to rear. Radiator. Carpeted flooring.

Bathroom

Updated contemporary suite comprising of a bath with shower over, WC, pedestal wash basin, vinyl flooring, heated towel radiator, spotlights.

Parking

One allocated parking space to the front of the property.

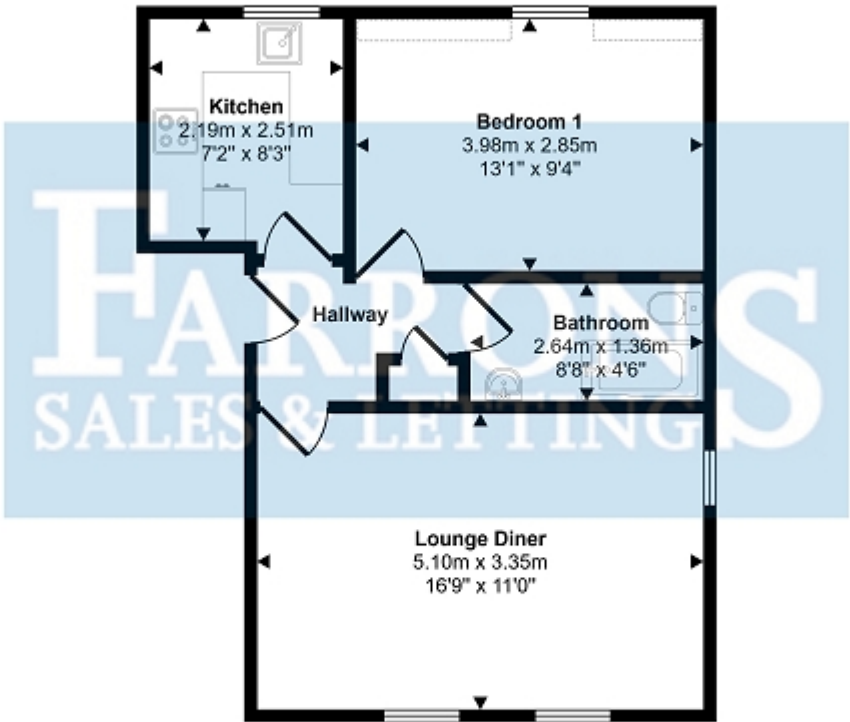
Material Information

Awaiting vendor comment.



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Approx Gross Internal Area
43 sq m / 463 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+) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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