

Curlew Way

Cheddar, BS27 3FU

COOPER
AND
TANNER



£275,000 Freehold

A stylishly presented modern two bedroom home on this popular Bloor development with off road parking for two cars. Benefitting from a spacious kitchen/diner, utility area, living room and downstairs cloakroom. Upstairs there are two double bedrooms and family bathroom and an enclosed landscaped rear garden complete the picture. Offered for sale with no onward chain.

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DESCRIPTION

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Entering the property through the front door, you are welcomed into a light and airy hallway, which provides access to the bright living room and stairs leading to the first floor. The living room is front-facing, benefiting from plenty of natural light through its large window, and provides a comfortable space for relaxing or entertaining. A convenient under-stairs storage cupboard can also be found here. To the rear of the property is a stylish kitchen/diner, which boasts a gas hob, electric oven and extractor hood. The kitchen also features double-glazed French doors leading out to the enclosed rear landscaped garden, making it a perfect area for both cooking and entertaining. Adjoining the kitchen is a handy utility area with further storage and plumbing for a washing machine, as well as access to a downstairs cloakroom fitted with a low-level WC and wash hand basin. Upstairs, the first floor offers two generously sized double bedrooms, both thoughtfully designed to maximize comfort and space. The main bedroom is positioned at the front of the property with a useful storage cupboard, while the second double bedroom enjoys a rear aspect. The modern family bathroom is centrally located and is fitted with a panelled bath, shower attachment, pedestal basin, and low-level WC. This delightful home is warmed by gas central heating and is double glazed throughout, making it both energy efficient and welcoming year-round. Perfect for first-time buyers, couples, or small families, this property combines modern convenience with a desirable location. Viewing is highly recommended to fully appreciate what this home has to offer.

OUTSIDE

Externally the property features an enclosed landscaped rear garden, which is primarily attractive paving and laid to artificial lawn. Ideal for outdoor dining or relaxing. The garden benefits from rear pedestrian gated access. To the front, there is allocated off-road parking for two cars.

Please note: Service charge applies to this property £254.80 per annum.

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 and the M5 motorway. Bristol International Airport is a 25 minute drive away. Local attractions include Cheddar Gorge and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare and Burnham on Sea.

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

TENURE

Freehold

SERVICES

All main services

COUNCIL TAX

Band C

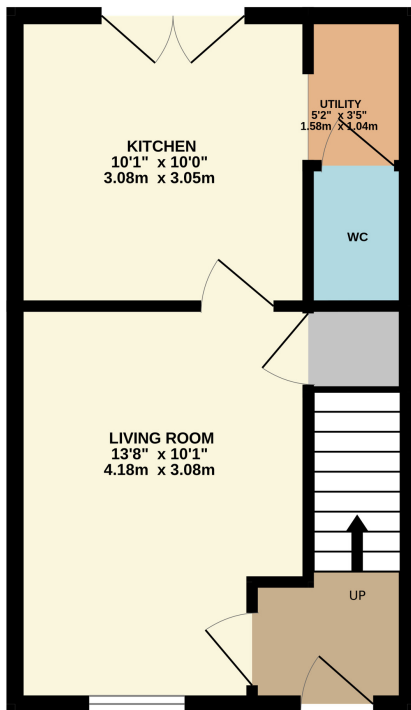
VIEWINGS

Strictly by appointment only. Please call Cooper and Tanner.

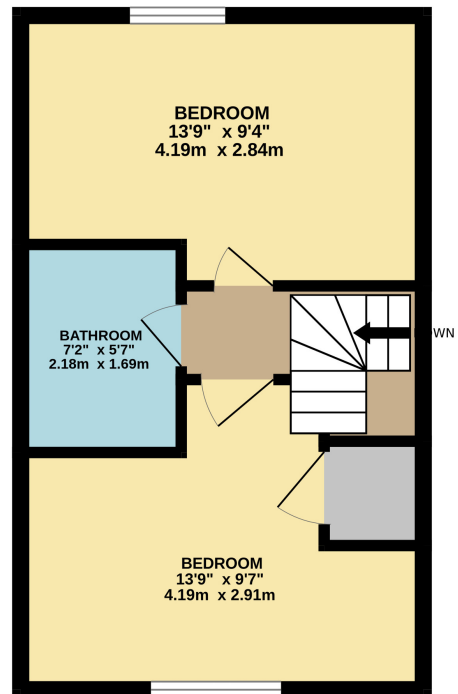




GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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.
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CHEDDAR OFFICE

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