

Curlew Way

Cheddar, BS27 3FU

COOPER
AND
TANNER



£332,000

A superb brand new three bed semi detached family home with good size accommodation over three floors. Beautifully fitted kitchen/dining room with separate utility area and downstairs cloakroom. A separate lounge, master bedroom suite to the second floor and two further bedrooms and family bathroom on the first floor. Ample parking and enclosed rear garden with garden shed. Brand new carpets, no onward chain, vacant possession. Well worth a viewing.

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DESCRIPTION

A superb brand new three bed semi detached family home with good size accommodation over three floors. Beautifully fitted kitchen/dining area with separate utility area, separate lounge, master bedroom suite to the second floor and two further bedrooms and family bathroom on the first floor. Ample parking and enclosed rear garden with garden shed. Brand new carpets, no onward chain, vacant possession. Well worth a viewing.

Upon entering the reception hall there are stairs to the first floor landing. A door leads through to the bright sitting room at the front of the property with a downstairs storage cupboard. The well fitted kitchen/dining room is well equipped with french doors leading to the rear garden. There is a separate utility area and door leading to the downstairs cloakroom. To the first floor the second bedroom, a double has a rear aspect. The third bedroom has a front aspect and the family bathroom has a side aspect. The second floor landing has stairs which lead to the third floor where the master bedroom and en suite shower room is situated. Both of a good side and the bedroom has a front and rear aspect window. The en suite has a large shower cubicle, window, low level WC and sink unit.

OUTSIDE

There is a pedestrian pathway which leads to the front door. To the side of the property is a long tarmac driveway providing parking for three cars and an electric car charger point. Gated side access leads into the rear garden. The rear garden is laid to level lawn and fully enclosed by panel fencing. There is a timber garden shed at the bottom of the garden.

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. 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 and caves, 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, bank, 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.

TENURE

Freehold

SERVICES

All main services

LOCAL AUTHORITY

Somerset County Council

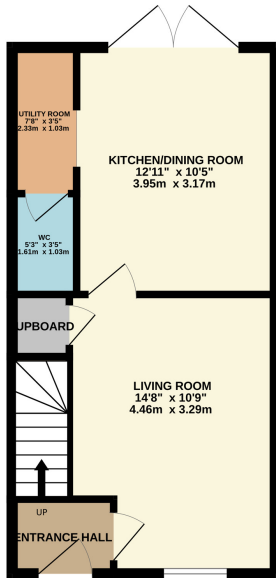
VIEWINGS

Viewings are strictly by appointment only. Please call Cooper and Tanner.

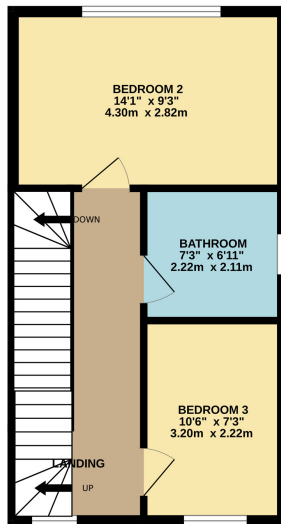




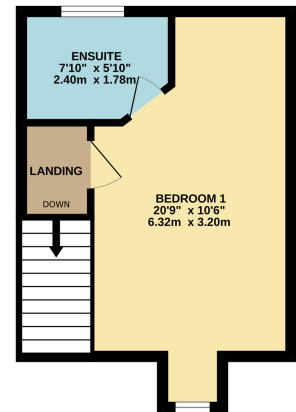
GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 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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AND
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