

Glebe Way

Cheddar, BS27 3XU

COOPER
AND
TANNER



£450,000 Freehold

Sitting on a generous plot in a prime position on the popular Draycott Park estate is this spacious three bedroom family home. Close to village amenities, offering ample living space and a spacious low maintenance garden this is a fantastic family home.

Glebe Way Cheddar BS27 3XU

 3  2  2 EPC D

£450,000 Freehold

DESCRIPTION

Sitting on a generous plot in a prime position on the popular Draycott Park estate is this spacious three bedroom family home. Close to village amenities, offering ample living space and a spacious low maintenance garden this is a fantastic family home.

Upon entering the property, there is a spacious entrance hall. From the hallway, the sitting room has a modern gas fire and a front aspect window allowing in plenty of light. The dining room leads through from the sitting room and has ample space for a table or additional sitting and links to the rear garden and into the kitchen. The kitchen is off the hallway and is fitted and well equipped with hob, oven, stainless steel sink with a selection of base and wall units. The ground floor is completed with a handy utility room with a side access door and a handy cloak room fitted with a wash basin and low level W/C.

Upstairs there are three bedrooms, en suite and a family bathroom. The principle bedroom benefits from built in wardrobes and a en suite shower room. There are two further rear aspect bedrooms with the larger benefiting from built in wardrobes. The family bathroom is fitted with a paneled bath and over head shower, pedestal basin and a low level W/C. The property is warmed by gas central heating and is double glazed

OUTSIDE

Entering from the front you are welcomed onto a driveway that provides off street, driveway parking,. There is access into the property, to the rear garden and into the garage. The garage is accessed through an up and over door and benefits from lighting and power. The front also benefits from a lawn outside the lounge window which is enclosed with hedges. The south facing rear garden is low maintenance and is a perfect space to entertain from. The garden is fully enclosed and is mostly laid to decking and shingled

stones. The garden is currently decorated with a selection of potted plants and benefits from a water supply and outside lighting.

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.

SERVICES

All mains services

VIEWINGS

Directly by appointment only- Please call Cooper and Tanner

DIRECTIONS

From our office in Union Street, Cheddar, proceed to the Market Cross turning left onto the Wells Road and head towards Draycott. Continue past the football ground bearing right into Labourham Way and right again onto the development. At the T junction turn right. Bear left at the first bend, then right into Glebe Way with the property found on the right hand side.







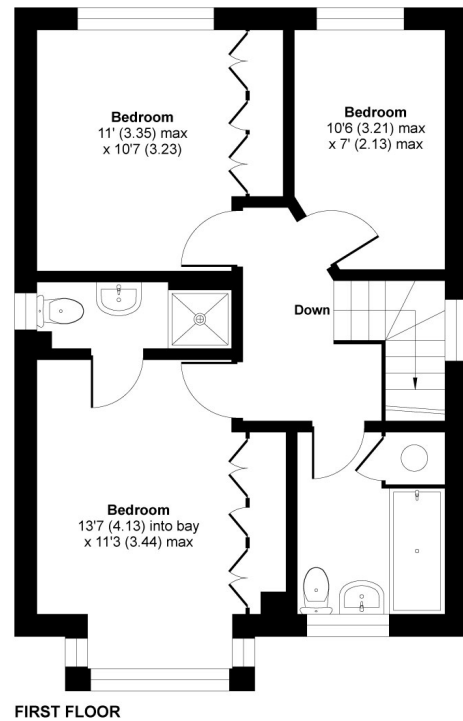
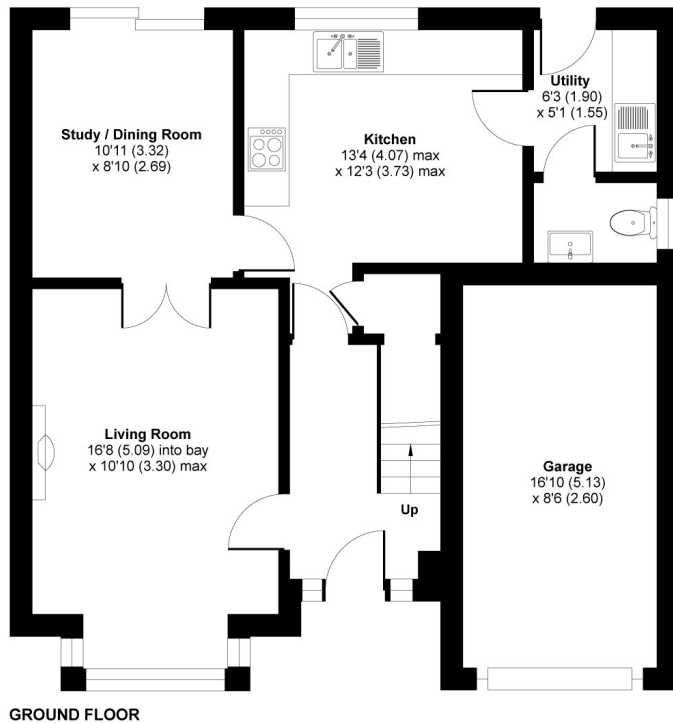
Glebe Way, Cheddar, BS27

Approximate Area = 1039 sq ft / 96.5 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1183 sq ft / 109.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Cooper and Tanner. REF: 1408334

CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

