

Ozark Road

Cheddar, BS27 3GG

COOPER
AND
TANNER



£315,000 Freehold

This beautifully presented three bedroom year old property with parking and located on a small development in a quiet residential area within walking distance of the village, reservoir and local amenities.

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Cheddar

BS27 3GG

 3  1  2 EPC B

£315,000 Freehold

DESCRIPTION

A beautifully presented three bedroom almost new build property that benefits from open plan living space, a kitchen, three bedrooms, en suite facilities, family bathroom and an enclosed rear garden.

On entering the property from the front you are immediately welcomed into a hallway which provides access to all ground floor rooms and has stairs leading to the first floor. There is a front aspect kitchen which is fitted with an array of wall and base units, an integrated oven, gas hob, extractor hood and basin. The rear of the property benefits from an open plan living/dining room which is perfect for entertaining and family living and has patio doors at the rear opening into the garden. There is also a handy ground floor cloakroom which is fitted with a pedestal sink and WC.

The first floor houses the three bedrooms and the family bathroom. The principle bedroom benefits from an en suite bathroom fitted with a good sized shower cubicle, WC and pedestal sink and a storage cupboard. There are two further bedrooms which both overlook the garden. There is also a contemporary family bathroom fitted with a panelled bath, WC and pedestal sink.

OUTSIDE

The front of the property benefits from a driveway providing off street parking for a couple of vehicles. There is a pathway which leads to the rear garden and is accessed through a gate at the side. The garden is fully enclosed and is mostly laid to lawn with a patio area directly outside the lounge doors. There is also a handy freestanding wooden shed which is perfect for garden storage.

DIRECTIONS

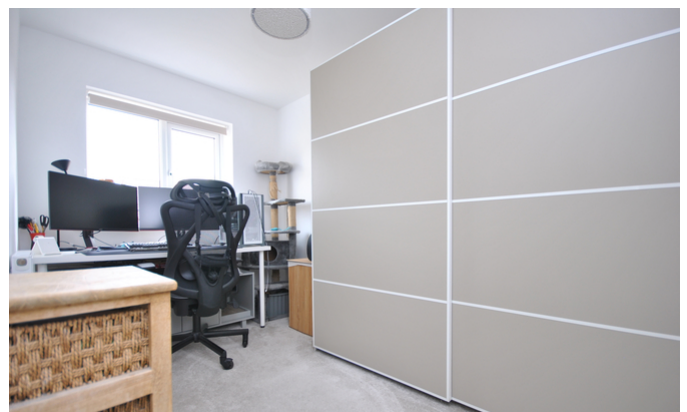
Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38. Bristol is only 30 minutes away and the M5 motorway approximately 20 minutes. Bristol International Airport is 25 minutes away. Please note, the village is not under the flight path therefore aircraft noise is not a consideration for residents. Local attractions include Cheddar Gorge, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

SERVICES

All mains services

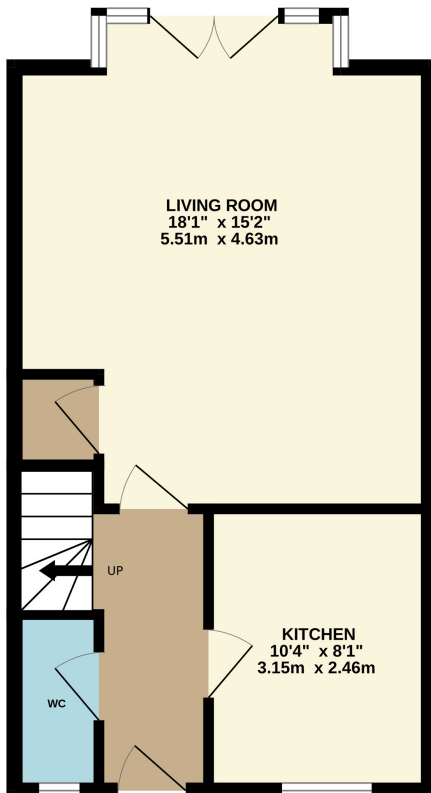
VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

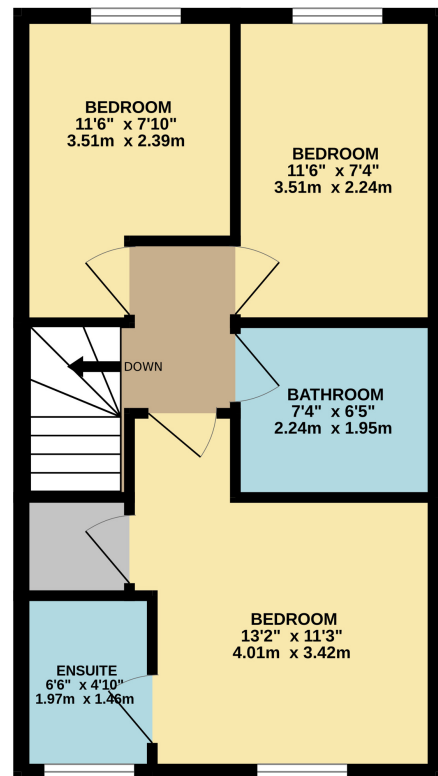




GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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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TANNER**

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