

Mead Close

Cheddar, BS27 3XN

COOPER
AND
TANNER



£475,000 Freehold

Situated on a small cul de sac on this popular development this well presented four bedroom detached family home has a lot to offer. Double garage, driveway parking and enclosed rear garden. Spacious accommodation comprises three reception rooms, refitted kitchen and utility room, downstairs cloakroom making this a fantastic family home. Internal viewing a must!

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 4  3  2 EPC TBC

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OUTSIDE

Approaching the property at the front there is a large driveway providing ample parking and electric car charger point. The front garden is laid to slate chippings and a paved path leads to the front door. A side gate provides access into the rear garden. The double garage to the front has up and over doors which provides space for cars and eaves storage above with power and light. A service door leads to the rear garden. The rear gardens are enclosed with fencing and hedging. There are level lawns, flower and plant borders with some mature shrubs. There are two paved patios providing seating areas to accommodate garden furniture.

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. Public transport is well represented with a bus service passing through the village linking Cheddar with Axbridge, Weston Super Mare and Wells. 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.

TENURE

Freehold

HEATING

Gas central heating

COUNCIL TAX BAND

F

EPC RATING

Band B

LOCAL AUTHORITY

Somerset County Council

SERVICES

All mains services

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

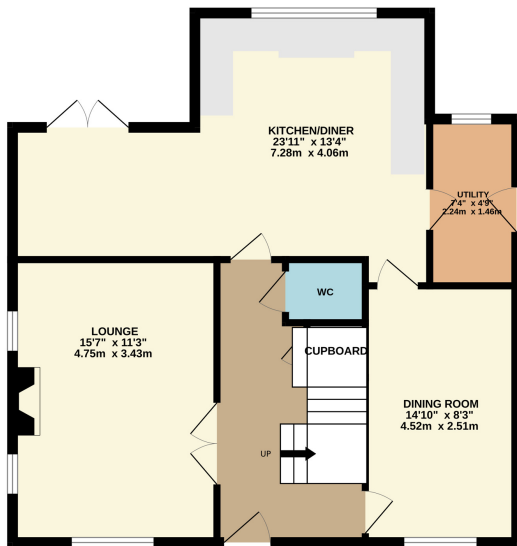
DIRECTIONS

From our office in the centre of Cheddar, turn right and proceed to the Market Cross. Turn left and join the A371 following it out of the village in the direction of Wells. Proceed past the church, across the bridge and take the first turning right immediately after the Football Ground. On entering the Draycott Park development, turn left at the first T junction into Labourham Way and follow the road around a right hand bend. After the open area on the right hand side, turn right into Mead Close and the property can be found on the right hand side

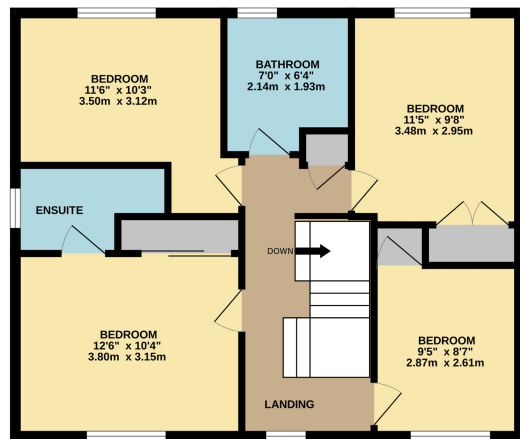




GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.4 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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