

Hill Lea Gardens

Cheddar, BS27 3JH

COOPER
AND
TANNER



£425,000 Freehold

Set in this favoured village location Hill Lea Gardens, Cheddar is this well-proportioned three bedroom detached home offering spacious accommodation, driveway parking, garage and a generous rear garden. The property would benefit from modernisation throughout and provides an excellent opportunity for a buyer wishing to update and personalise. No onward chain.

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 3  2  1 EPC D

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DESCRIPTION

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Entering the property into the entrance hall there are stairs rising to the first floor and access into the principal ground floor rooms. The lounge is a large dual aspect room measuring over 20ft in length, enjoying sliding patio doors opening directly onto the rear garden and allowing ample natural light into the space. Feature stone fireplace with inset gas fire and side plinth. Opening through to the dining room which sits to the front of the property and offers a pleasant outlook over the front garden. There is a serving hatch to the kitchen.

The kitchen/breakfast room is positioned to the rear and is fitted with a range of base units with work surfaces, stainless steel sink and space for appliances. There is room for a breakfast table and chairs. A door leads through to the utility room, which provides further storage, access to the garage and access to the side of the property. A separate WC is also located off the utility room.

On the first floor there are three well-proportioned bedrooms. The main bedroom is a generous double with fitted wardrobes. The second bedroom is also a good sized double and benefits from built-in storage. The third bedroom is a single room overlooking the front. The shower room is fitted with shower, wash basin and tiled walls, and there is a separate WC. The property is warmed by gas central heating.

OUTSIDE

Externally, to the front of the property there is a lawned garden and driveway providing off road parking leading to the attached garage. The rear garden is mainly laid to lawn with mature shrubs and flower borders and enjoying a good degree of privacy.

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band D

VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

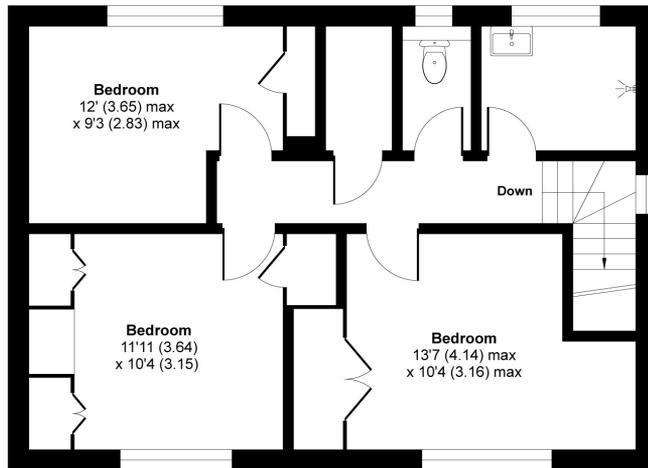




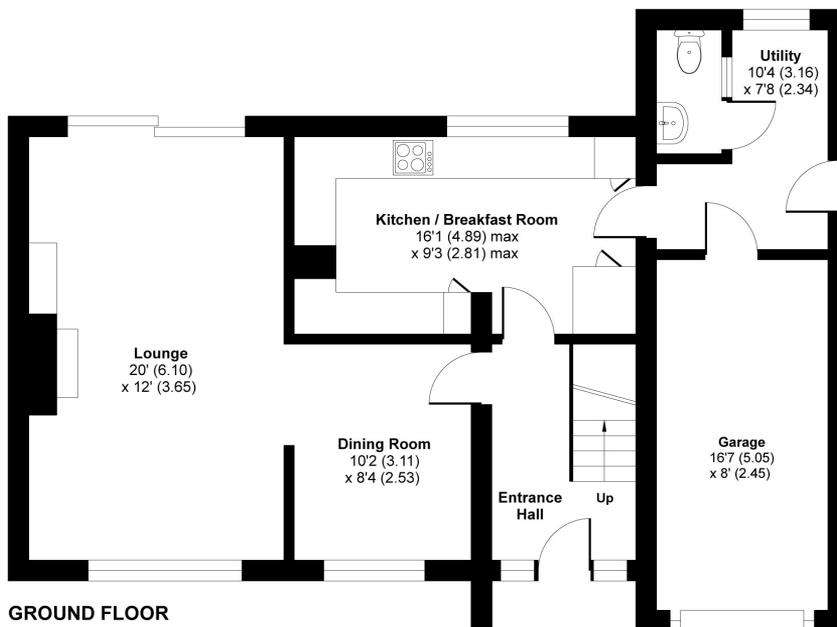
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Approximate Area = 1230 sq ft / 114.2 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1363 sq ft / 126.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1414805

CHEDDAR OFFICE

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