

Sanderling Drive

Cheddar, BS27 3GE

COOPER
AND
TANNER



£330,000 Freehold

NO ONWARD CHAIN with this delightful well presented modern three bedroom semi detached family home on this popular development with long driveway parking. Benefiting from a spacious kitchen/diner, utility area, living room, downstairs cloakroom, family bathroom, en suite shower room and enclosed rear garden.

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 3  2  2 EPC TBC

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DESCRIPTION

Entering the property through the front door you are welcomed into the hallway where the living room is accessed and stairs rise to the first floor. The living room is a front aspect allowing plenty of light in. Storage space can be found in a cupboard under the stairs. The kitchen/diner is situated at the rear with double glazed french doors leading out to the garden. It is an ideal space for entertaining having enough space for a dining room table. Fitted with ample wall and base units, gas hob, electric oven and extractor hood, sink with drainer and space for a fridge/freezer. There is an integrated dishwasher. The useful utility area leads off from the kitchen where there is storage and the gas boiler. From here leads to the useful cloakroom fitted with wash hand basin and low-level WC.

Upstairs there are three bedrooms, family bathroom and en suite shower room. The main bedroom is a rear aspect and benefits from a en suite shower room fitted with a shower cubicle, pedestal basin and low level WC. The second bedroom is also a double with a front aspect and a single bedroom also to the front. The modern family bathroom is fitted with a panelled bath with shower attachment, pedestal basin and low level WC. The property is warmed with gas central heating and is double glazed throughout.

OUTSIDE

At the front there is an area of level lawn and a pathway leading to the front door. There is tandem parking to the side providing ample parking and electric car charger point. The rear garden can be accessed through a side gate. The garden is mainly laid to lawn and completely enclosed by panel fencing. There is also a paved patio area to the rear of the house providing an ideal space for 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. 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.

VIEWINGS

Strictly by appointment only. Please call Cooper and Tanner.

LOCAL AUTHORITY

Somerset County Council

SERVICES

All main services

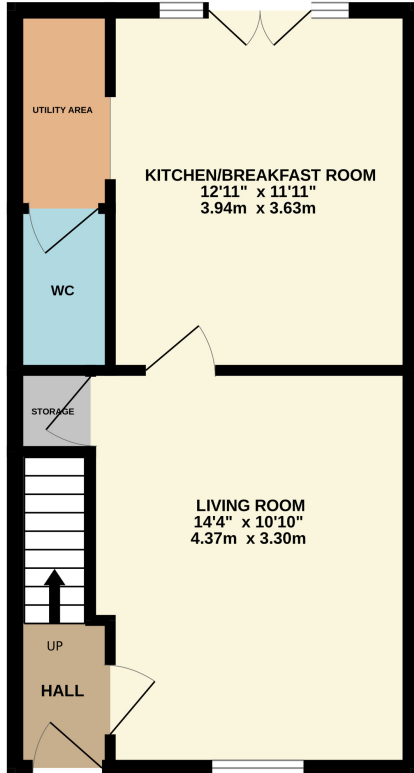
COUNCIL TAX

Band D

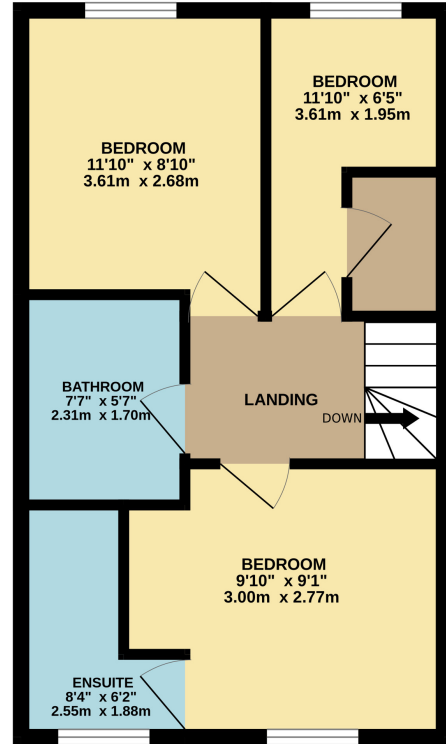




GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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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