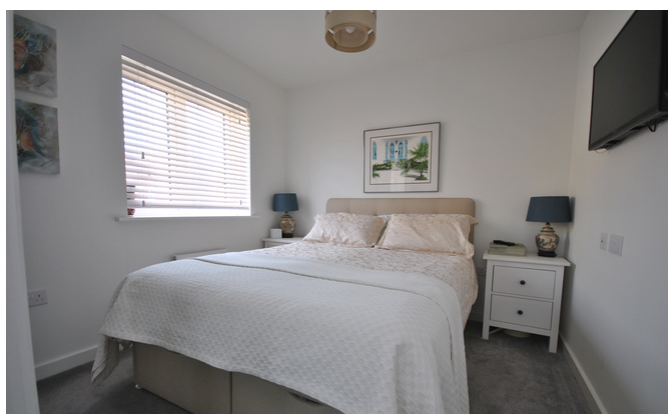


# Curlew Way

Cheddar, BS27 3FU

COOPER  
AND  
TANNER



## £385,000 Freehold

Set in a desirable plot and with views toward the reservoir, this beautifully presented three bedroom property is the perfect family home. Filled with added extras the property benefits from a beautifully landscaped garden, three bedrooms, ample living space and off street parking.

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## Cheddar

### BS27 3FU

 3  1  2 EPC B

## £385,000 Freehold

### DESCRIPTION

Set in a desirable plot and with views toward the reservoir, this beautifully presented three bedroom property is the perfect family home. Filled with added extras the property benefits from a beautifully landscaped garden, three bedrooms, ample living space and off street parking.

Entering the property from the road you are welcomed into a spacious hallway where there is currently a drinks cabinet. There is a storage cupboard directly in front which is parallel to the stairs and there is access into all the ground floor rooms. The handy cloakroom is conveniently placed by the front door and is fitted with a low level WC and a pedestal sink. The kitchen is fitted with a selection of wall and base units and is fitted with upgraded appliances, an induction hob and has space for a dining room table or seating area. The kitchen is light and airy with windows at two sides and with patio doors opening onto the patio. The Living room is a dual aspect room and is a perfect entertaining space.

The first floor houses the three bedrooms and the wash facilities. The master bedroom enjoys garden views and benefits from fitted wardrobes accessed by sliding doors and has its own en suite bathroom which is fitted with a shower cubicle, wash basin and WC. The family bathroom is a front aspect room and is fitted with a panelled bath, WC and a pedestal sink. There are two further bedrooms, the larger is a dual aspect room and has space for a double bed and freestanding wardrobes. The third bedroom is a side aspect room and could alternatively be used as a study.

### OUTSIDE

The front of the property is accessed from the road onto a pathway which is surrounded by mature plants. There is a large driveway at the rear of the property which provides tandem off street parking for multiple vehicles and provides access into the garden. The garden is fully enclosed and is laid to Indian sandstone patio slabs and artificial grass. The garden benefits from a wooden shed, summer house and is filled with a selection of mature flowers and plants.

### 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.

### SERVICES

All mains services

### COUNCIL TAX

Band D

### EPC RATING

B

### TENURE

Freehold

### VIEWINGS

Strictly by appoint only- Please call Cooper and Tanner

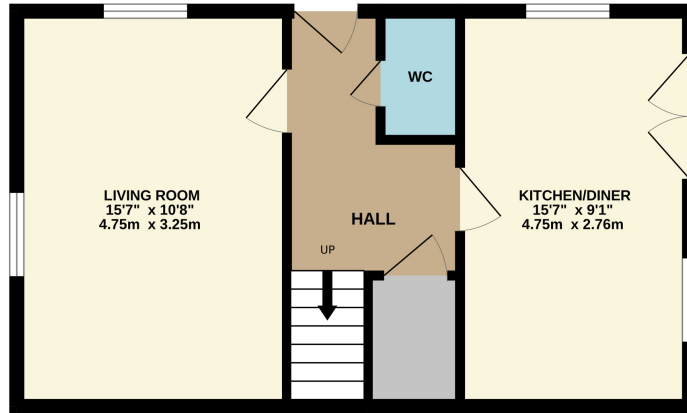
### DIRECTIONS

From our office in Union Street, Cheddar, turn right and proceed to the Market Cross. Turn right onto Bath Street, the B371. Continue along this road which then becomes Station Road, then Wideatts Road and finally after a right hand bend leads into Upper New Road. The development will be found approximately a quarter of a mile along on the left hand side, just after a set of new traffic lights

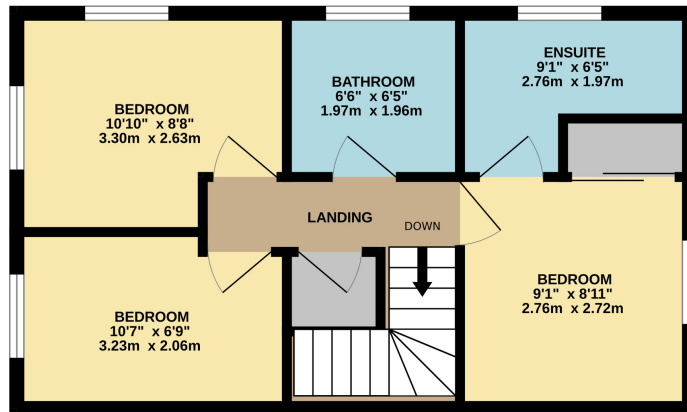




GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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