

# Sanderling Drive

Cheddar, BS27 3GE

COOPER  
AND  
TANNER



**£285,000 Freehold**

A stylishly presented modern two bedroom home on this popular Bloor development with off road parking for two cars. Benefitting from a spacious kitchen/diner, utility area, living room, downstairs cloakroom, two double bedrooms, family bathroom and enclosed rear garden with its own rear pedestrian access to the front. NO ONWARD CHAIN.

# Sanderling Drive

## Cheddar

### BS27 3GE

 2  1  1 EPC B

## £285,000 Freehold

### DESCRIPTION

This charming and well-presented two-bedroom terraced home, located on the sought-after Bloor Home development in Cheddar, offers modern living with the added convenience of off-road parking. Entering the property through the front door, you are welcomed into a light and airy hallway, which provides access to the spacious living room and stairs leading to the first floor. The living room is front-facing, benefiting from plenty of natural light through its large window, and provides a comfortable space for relaxing or entertaining. A convenient under-stairs storage cupboard can also be found here. To the rear of the property is a stylish kitchen/diner, which boasts a gas hob, electric oven and extractor hood. The kitchen also features double-glazed French doors leading out to the enclosed rear garden, making it a perfect area for both cooking and entertaining. Adjoining the kitchen is a handy utility area with further storage and plumbing for a washing machine and dryer, as well as access to a downstairs cloakroom fitted with a low-level WC and wash hand basin. Upstairs, the first floor offers two generously sized double bedrooms, both thoughtfully designed to maximize comfort and space. The main bedroom is positioned at the front of the property, while the second bedroom enjoys a rear aspect. The modern family bathroom is centrally located and is fitted with a panelled bath, shower attachment, pedestal basin, and low-level WC. Externally, the property features an enclosed rear garden, which is primarily laid to lawn with a paved patio area ideal for outdoor dining or relaxing. The garden also includes a shed for additional storage. To the front, there is allocated off-road parking. This delightful home is warmed by gas central heating and is fully double glazed throughout, making it both energy efficient and welcoming year-round. Perfect for first-time buyers, couples, or small families, this property combines modern convenience with a desirable location. Viewing is highly recommended to fully appreciate what this home has to offer

### 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.

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Somerset County Council

**COUNCIL TAX BAND**  
Band C

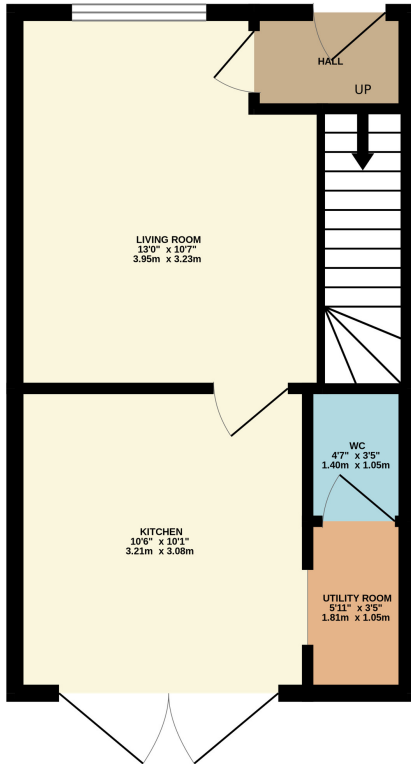
**VIEWINGS**  
Viewings strictly by appointment only. Please call Cooper and Tanner

**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. Upon entering the development turn right and continue until you reach Sanderling Drive

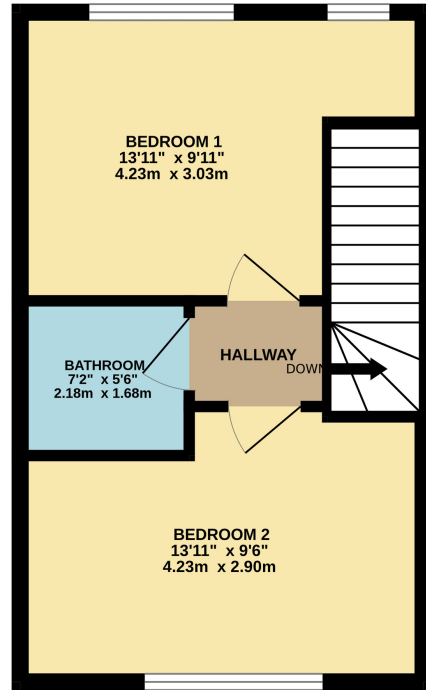




GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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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