

# Hill Lea Gardens

Cheddar, BS27 3JH

COOPER  
AND  
TANNER



## £525,000 Freehold

Offered to the market with no onward chain is this well positioned and well proportioned four bedroom family home.

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EPC TBC

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### DESCRIPTION

Offered to the market with no onward chain is this well positioned and well proportioned four bedroom family home.

Entering the property through the front door you are welcomed into a large hallway that provides entry into most of the ground floor rooms and to the first floor. The living room is a large dual aspect room with a front aspect window, double doors opening to the courtyard and access into the family room. The family room is the hub of the house. Filled with light from rear aspect windows there is the further benefit of patio doors to the side, entry into the kitchen and a couple of storage cupboards. The kitchen is a rear facing room and is fitted with a selection of wall and base units and ample space for appliances. There is also access from the kitchen into the utility which provides more space for appliances and access to the side. There is a large downstairs double bedroom fitted with built in wardrobes and benefiting from its own en suite shower room. The ground floor is completed with a large hallway cupboard and a study which links into the garage and has the potential to be used as a fifth bedroom.

The first floor houses three large double bedrooms and the family bathroom. The landing is filled with light from a large rear window with the principle bedroom boasting front and rear aspect windows with its own dressing room/store and en suite facilities. There are two further double bedrooms with the larger benefiting from a large store. The first floor is completed with a family bathroom which is fitted with a panelled bath with overhead shower, basin and WC.

### OUTSIDE

Entering from the front you are welcomed onto a large driveway where there is parking for multiple vehicles. There is access at both sides into the courtyard garden which wraps around the property. The courtyard is low maintenance and is a great space to entertain. The courtyard is decorated with mature plants filling the garden with colour though the seasons. There is a garage which can be accessed from the house and through an electric roller door where there is lighting and power and a wall mounted boiler which warms the home.

### LOCATION

### TENURE

Freehold

### SERVICES

All mains services

### COUNCIL TAX BAND

Band F

### VIEWINGS

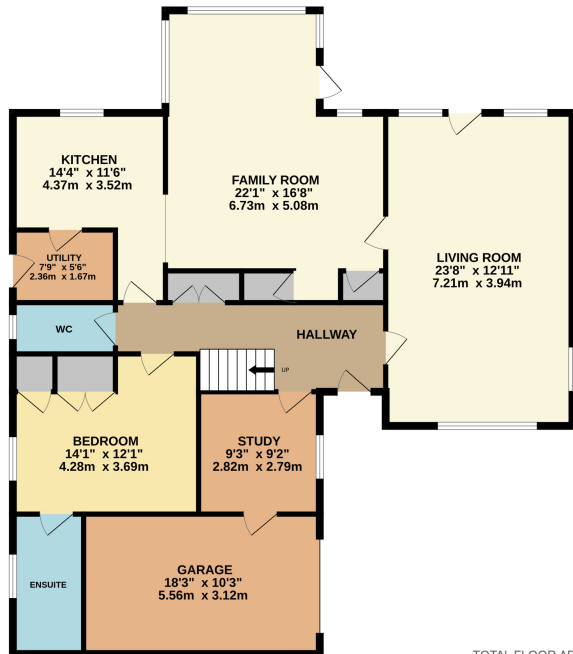
Strictly by appointment only - Please call Cooper and Tanner



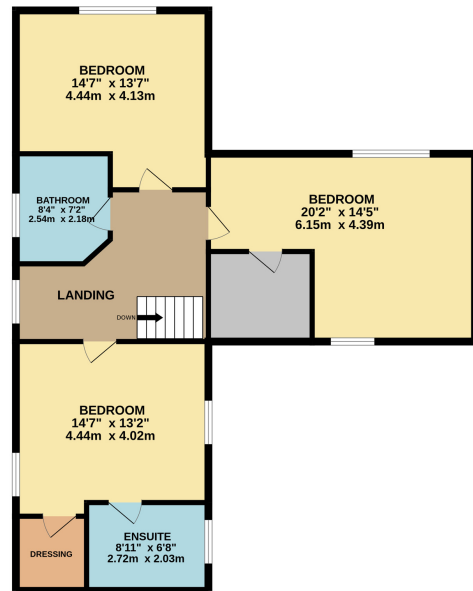




GROUND FLOOR  
1479 sq.ft. (137.4 sq.m.) approx.



1ST FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 2403 sq.ft. (223.3 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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## CHEDDAR OFFICE

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