

# Upper New Road

Cheddar, BS27 3DL

COOPER  
AND  
TANNER



## £499,950 Freehold

Offered to the market with no onward chain complications and sitting on a fantastic plot is this well proportioned three bedroom family home with the potential to extend subject to planning permissions.



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 3  2  2 EPC TBC

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### DESCRIPTION

Offered to the market with no onward chain complications and sitting on a fantastic plot is this well proportioned three bedroom family home with the potential to extend subject to planning permissions.

Entering from the front you are welcomed immediately through a porch and into a hallway that provides access to most of the ground floor rooms and to the first floor. The dining room is a front aspect room with a large bay window and a further side aspect window. There is a living room at the rear with a side aspect window and sliding doors opening to a sun room with windows taking in panoramic views of the garden, a rear door opening out and a further side door leading into the rear hallway. The kitchen/ breakfast room is a rear aspect room with a large window which allows garden views. There is ample space for a table and the kitchen is fitted with a selection of wall and base units and provides space for appliances. There is a rear hallway that leads out to the garden with a door opening out and there is access into a handy ground floor shower room which is equipped with a walk-in shower, basin and WC.

The first floor houses the three bedrooms and the family bathroom. The bathroom is a rear aspect room and is fitted with a panelled bath, basin and WC. There are two double bedrooms which both benefit from fitted wardrobes and side aspect windows. The principle bedroom is a front aspect room with views towards Cheddar Gorge through the large bay windows with the second taking in panoramic views of the garden. There is a further third front facing single bedroom.

### OUTSIDE

Entering from the front you are welcomed onto a driveway that provides off street parking for multiple vehicles and provides access into the rear garden and into the garage through an up and over door where there is lighting and power with a further side aspect door. The garden is a great size and is fully enclosed. The garden offers the opportunity to extend the property (STPP) and is mostly laid to lawn. The garden is filled with color from a selection of mature flowers and plants. There are also a couple of handy wooden sheds, a summerhouse and greenhouse all useful for allowing the garden to flourish and ideal for garden storage.

### 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. Public transport is well represented with a bus service passing through the village linking Cheddar with Axbridge, Weston Super Mare and Wells. 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, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

### TENURE

Freehold

### SERVICES

All mains services

### COUNCIL TAX

Band D

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner to arrange viewings

### DIRECTIONS

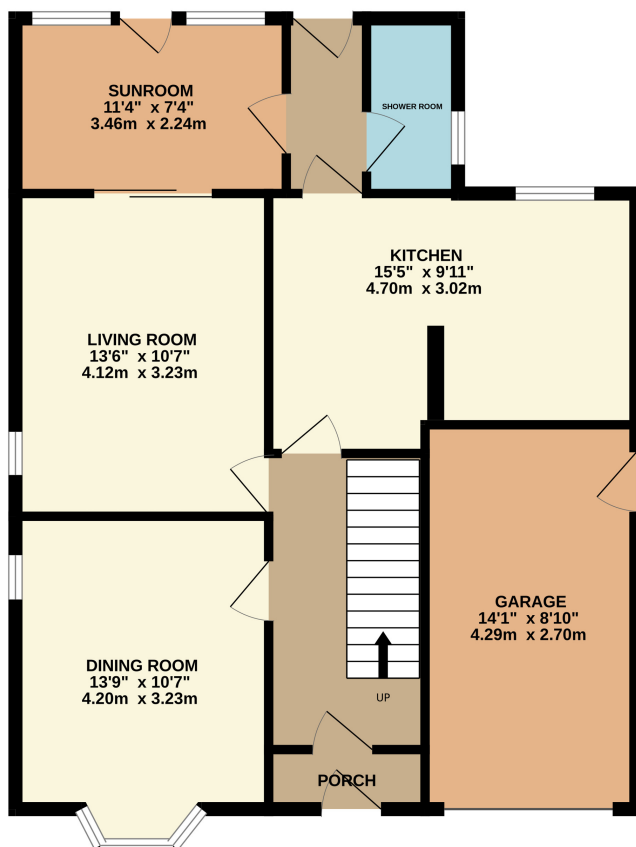
From our office turn right and proceed to the Market Cross. Turn right again onto Bath Street, the main A371 road out of Cheddar and follow this along Station Road and Wideatts Road before turning right onto Upper New Road. Proceed for approximately one mile and the property will be found on the left hand side.



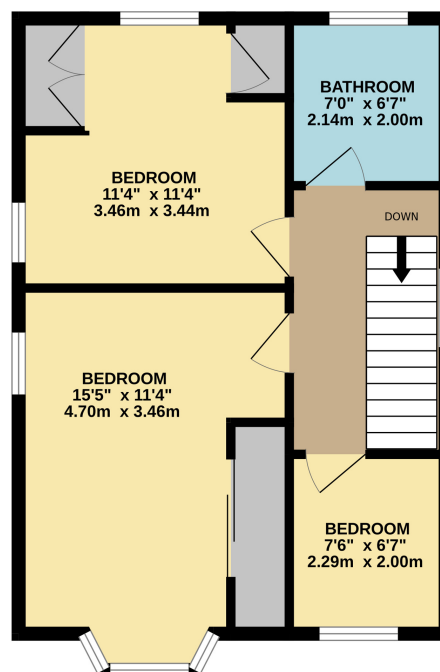




GROUND FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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