

Labourham Way

Cheddar, BS27 3XJ



£350,000 Freehold

Set in the popular Draycott Park Estate is this well-proportioned three-bedroom family home. The property benefits from three bedrooms with the master boasting en-suite facilities. There is also a living room, kitchen/dining room, a conservatory which opens into the garden, off street parking, an enclosed rear garden and a single garage.

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£375,000 Freehold

DESCRIPTION

Set in the popular Draycott Park Estate is this well-proportioned three-bedroom family home. Entering from the front you are welcomed into a spacious entrance hall with access into most of the ground floor rooms. The living room is a light, front aspect room and opens at the rear into the dining room. The kitchen/diner is well equipped with space for white appliances with the dining area allowing enough space for a dining room table. There is also a rear aspect conservatory which opens into the garden and a downstairs cloakroom equipped with WC and pedestal sink. The first floor houses the three bedrooms with the master benefiting from en-suite facilities. The two larger bedrooms are both equipped with built in wardrobes and there is a family bathroom with a panelled bath with overhead shower, low level WC and pedestal sink.

OUTSIDE

The enclosed rear garden benefits from two patio area, raised beds and a area which is laid to artificial grass. There are a selection of trees, an outside tap, outside lighting and access into the rear garage which is accessed through and up and over doors at the front a door at the rear. There is driveway parking at the front for a couple of vehicles.



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 every 30 minutes 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.

DIRECTIONS

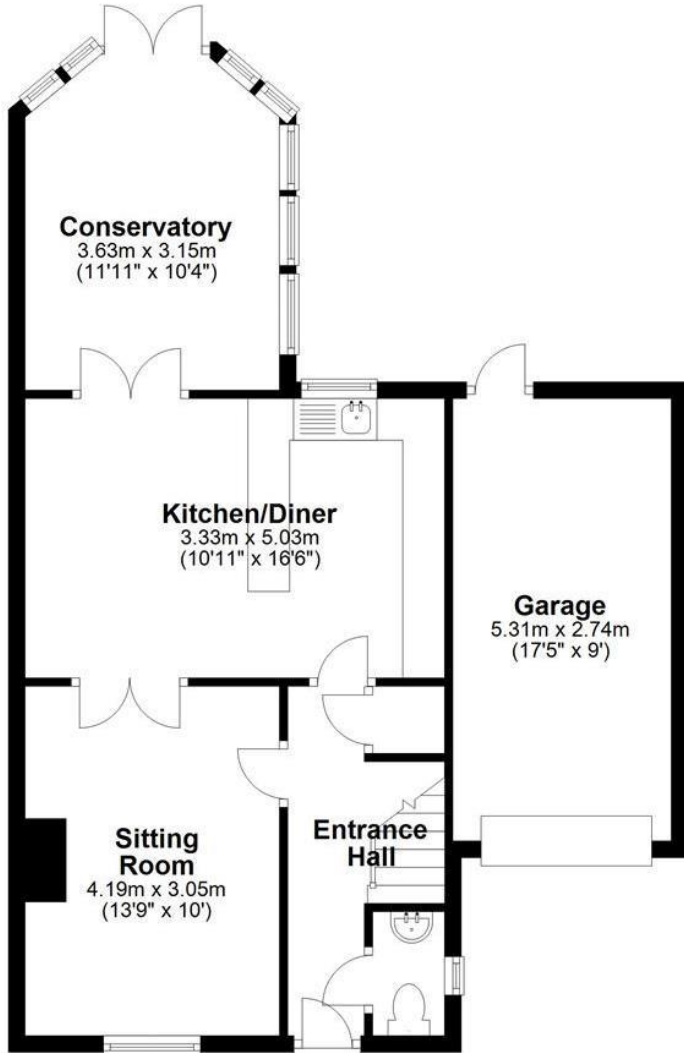
From our office, turn right and proceed to the Market Cross. Turn left onto the A371, the main road through the village, and proceed for approximately one-mile past St Andrews Church, across the bridge and along past the football ground. Turn right into Draycott Park and right again before coming to a T junction. Follow Labourham Way until the road turns to the right and the property can be found on the corner.





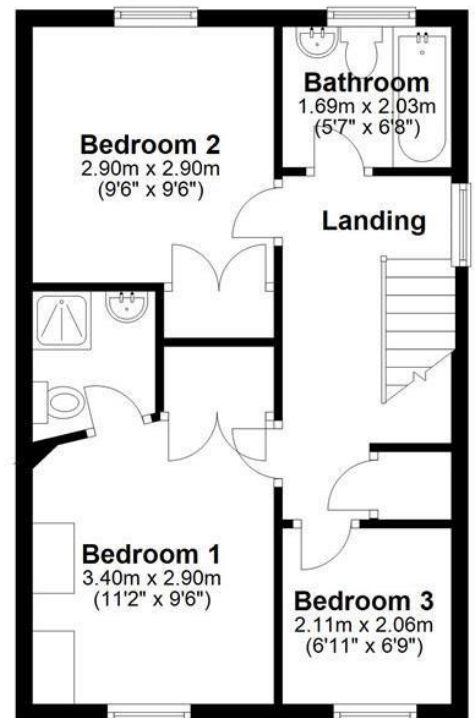
Ground Floor

Approx. 65.2 sq. metres (702.2 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Total area: approx. 105.5 sq. metres (1135.8 sq. feet)

CHEDDAR OFFICE

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**COOPER
AND
TANNER**

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