

Lower New Road

Cheddar, BS27 3DY

COOPER
AND
TANNER



£445,000 Freehold

An older style three bedroom extended semi detached family home which has been renovated and now offering stylishly presented spacious accommodation. Good size enclosed rear garden and ample parking at the front with single garage. Well worth a viewing.

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 3  3  2 EPC TBC

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OUTSIDE

The front garden is laid to gravel and tarmac driveway providing plenty of parking and turning area which leads to the single garage. The garage with an up/over door, ample storage, power and light and a useful inspection pit, service door to garden. The large rear garden is split into three areas. A stunning paved area directly from the house ideal for garden furniture and entertaining. The second area is laid to level lawn with raised flower beds, paved pathway leads to a further paved seating area. A conifer hedge separates the third garden via an archway. This is also laid to level lawn with a timber garden shed and plenty of space for growing vegetables etc.

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 and the M5 motorway. Bristol International Airport is a 25 minute drive away. Local attractions include Cheddar Gorge and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare and Burnham on Sea.

The village itself has a wide range of shops to cater for everyday needs, 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

SERVICES

All main services

EPC

TBC

COUNCIL TAX

Band D

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment with Cooper and Tanner Tel 01934 740055

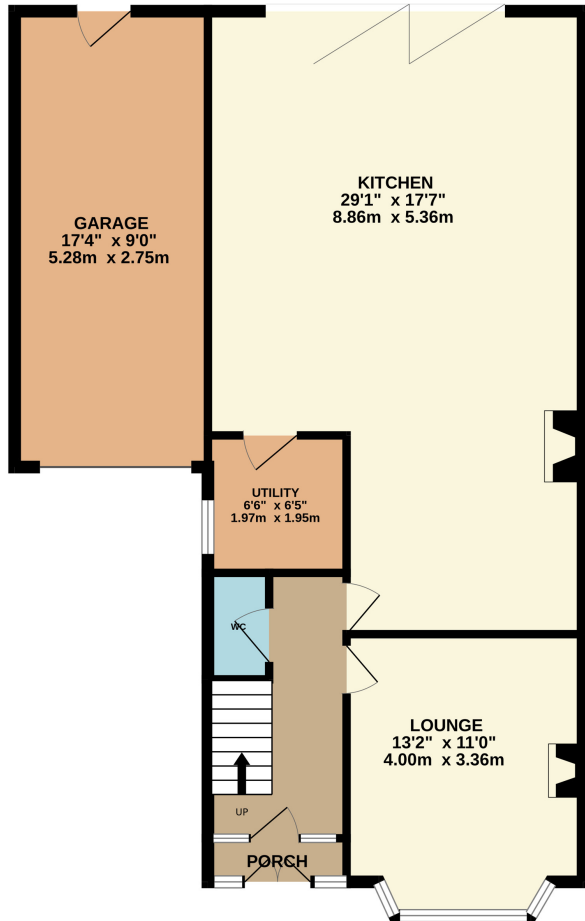
DIRECTIONS

From our Cheddar branch turn right and proceed to the Market Cross and turn right at the junction and proceed along Bath Street, over two Zebra Crossings, before turning right into Station Road. Continue along for approximately a quarter of a mile out of the village and then take the right hand fork as the road bends to the left. At the T junction with Lower New Road turn right and proceed along where the property can be found on the left hand side.

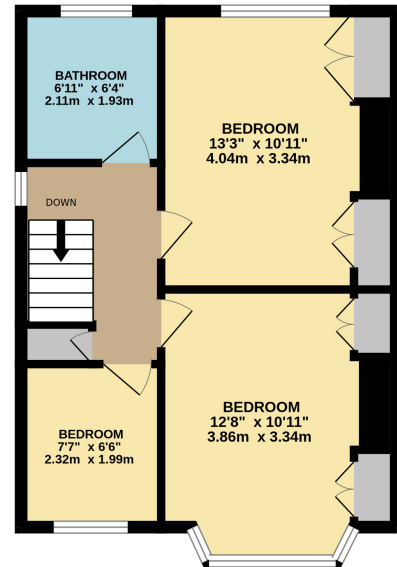




GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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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