

# Blackdown Mead

Cheddar, BS27 3XW

COOPER  
AND  
TANNER



## £490,000 Freehold

Set in a desirable position and close to village amenities this property is the perfect family home. Offering ample living space throughout and with the benefit of four bedrooms, en suite facilities, garage, driveway and an enclosed rear garden



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EPC TBC

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### DESCRIPTION

Set in a desirable position and close to village amenities this property is the perfect family home. Offering ample living space throughout and with the benefit of four bedrooms, en suite facilities, garage, driveway and an enclosed rear garden.

Entering the property through the front door you are welcomed into the hallway with access into the kitchen, cloakroom, living room and a staircase rises to the first floor. The living room is a large room with a bay window and a feature fireplace with a coal effect gas fire. There is access from the living room into the dining room which then leads through to the conservatory via patio sliding doors. From the dining room a door leads into the kitchen/breakfast room. The kitchen is well fitted with integral double oven and hob with extractor over. Lots of storage is provided by base wall and display units, plumbing for dishwasher. A door leads to the utility room which has plumbing for washing machine and additional storage along with a wall mounted gas boiler. From the entrance hall a staircase rises to the first floor with access to the roof void and a useful airing cupboard. There are four bedrooms and family bathroom. The master bedroom is a large front aspect room with built in wardrobes, bay window and en suite shower room. Fitted with a shower cubicle, heated towel rad, W.C and a pedestal sink. There are three further bedrooms, one with fitted wardrobes. The family bathroom comprises a panelled bath with overhead shower, pedestal sink and WC. The house is warmed by gas central heating.

### OUTSIDE

There is a good size driveway to the front providing parking for two cars and leads to the integral garage with power and light. Access to the rear garden is through the side gate and service door to garage. The rear garden is fully enclosed by fencing. The garden is level with a paved area and a path leading to the bottom of the garden to gated enclosed pen areas which are ideal for keeping

chickens.

### 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

### COUNCIL TAX

Band E

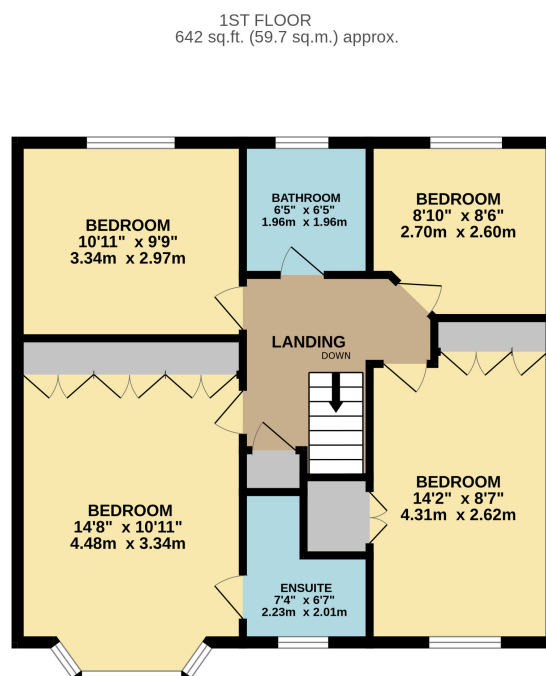
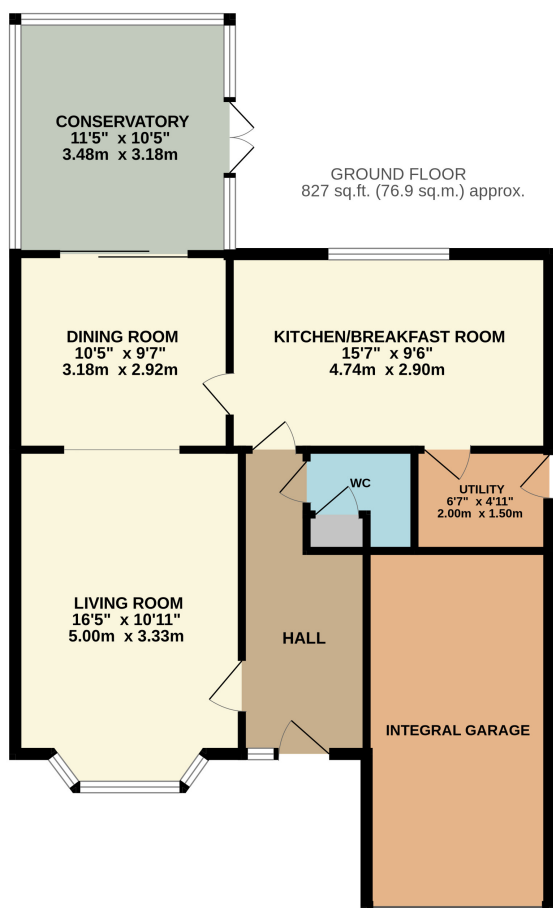
### VIEWINGS

Strictly by appointment only. Please call Cooper and Tanner.









TOTAL FLOOR AREA : 1470 sq.ft. (136.5 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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