

Barrows Road

Cheddar, BS27 3AY

COOPER
AND
TANNER



£299,950 Freehold

Set in the heart of the village is this well proportioned three bedroom family home. Offered with ample parking, a rear garden, three bedrooms and open plan living space this property is the perfect family home.

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DESCRIPTION

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Entering from the front you are immediately welcomed into a front lobby which leads into the house and the downstairs cloakroom which is fitted with a WC and basin. The open plan living space is the real hub of the house. There is space for a dining table and seating area at the rear with rear windows, skylight and a side door opening to the garden. The kitchen is a rear aspect room and accessed from the open planned area and has garden views, a range of wall and base units and with space for appliances. There is also a large front aspect living room with a large front window, wood burner and door leading to hallway with access to the front and with stairs to the first floor. The ground floor is completed with a rear utility area and a single garage with doors at the front.

The first floor houses the three bedrooms and the family bathroom. The bathroom is a rear aspect room with a basin, WC and panelled bath with overhead shower. The bedrooms are all doubles with two front aspect bedrooms and a bedroom at the rear. There is also access from the landing to the loft from a rock climbing wall with a skylight.

OUTSIDE

The front of the property benefits from a front driveway where there is space for parking vehicles and a selection of mature flowers and plants and with access into the rear garden. The rear garden is a great entertaining space with a gate at the rear allowing to park further vehicles. The garden is mostly laid to turf with a selection of mature flowers and plants. There is a large wooden shed at the foot of the garden which is a perfect area to use as a workshop or for storing items. There is also two further rear outbuildings allowing plenty of 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 C

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

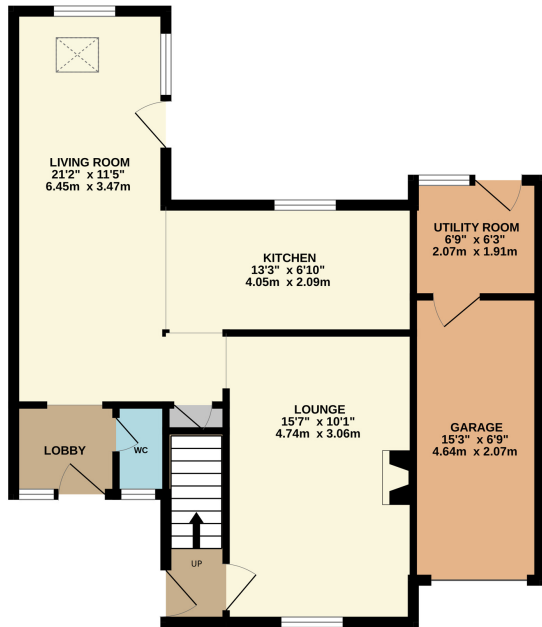
DIRECTIONS

From our Cheddar office, turn right and proceed to the Market Cross. Turn right into Bath Street and follow this road for approximately one mile, as the road becomes Station Road and then Wideatts Road. Just before the left hand turning into Lower New Road, turn right into Barrows Road. The property can be found on the right hand side.

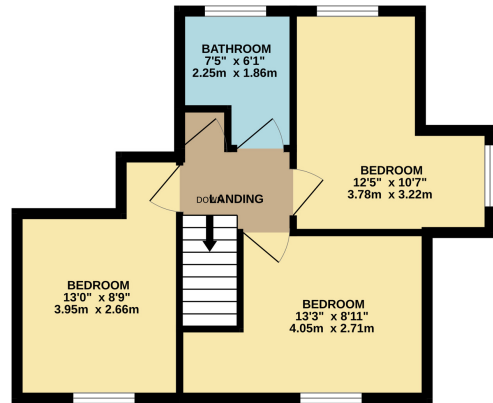




GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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AND
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