

Wedmore Road

Cheddar, BS27 3ED

COOPER
AND
TANNER



£400,000 Freehold

A beautifully designed four bedroom, three storey home set in the heart of Cheddar. Benefiting from sitting on a generous plot with ample living space, an enclosed rear garden and off street parking.

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 4  2  3 EPC A

£400,000 Freehold

DESCRIPTION

A fantastic opportunity to purchase an extremely well designed four bedroom semi detached property. Sitting on a generous plot and offering ample living space, an enclosed garden, parking and is within walking distance of the centre of the village.

'The Rosa' is a stunning four bedroom property offering ample living space throughout. The ground floor benefits from a large family room, incorporating a spacious living space, which flows through to a stylish kitchen, fitted with built in appliances and an array of wall and base units. The ground floor boasts underfloor heating, Amtico luxury vinyl and fitted carpets. Double doors opening to the garden from kitchen and there is also a handy cloakroom. On the first floor you will find three double bedrooms and a family bathroom which is fitted with a bath, shower cubicle, basin and WC. The top floor houses a large double bedroom, including space for a sitting/dressing area and an ensuite shower room.

The property is finished and designed to an exceptionally high standard, making this the perfect family home.

OUTSIDE

Externally the property benefits from two allocated parking spaces found at the front, with conveniently installed EV charger. From the parking spaces there is access into the house and into the rear garden. The garden is fully enclosed with fencing with a patio area perfect to sit and enjoy the sun and is mostly laid to turf.

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.

SITE INFORMATION

These striking, high-performance, eco-friendly properties combine distinctive architecture with forward-thinking design and ultra efficient, net-zero technologies. All homes at Cheddar Hills have solar panels and are SAP rated 'A'.

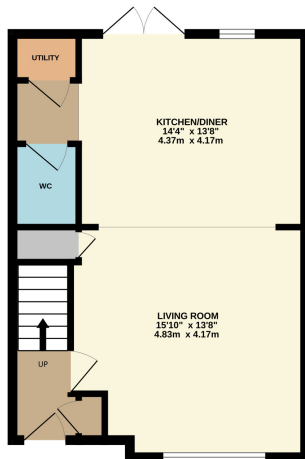
This places them in the top 2% for energy efficiency and environmental impact nationally, potentially saving you thousands on your annual energy costs.

Cheddar Hills' is an exclusive new community offering 21 luxury four bedroom family homes finished to the highest standards. Located at the northern edge of Cheddar, where the countryside meets the city, this relaxed, family-friendly area provides abundant opportunities to enjoy the great outdoors. With excellent schools and convenient access to the shopping and entertainment options in Cheddar and Wells, it ensures a vibrant lifestyle. Commuting to Bristol City Centre and beyond is easy, and Bristol Airport is just a 15 minute drive away.

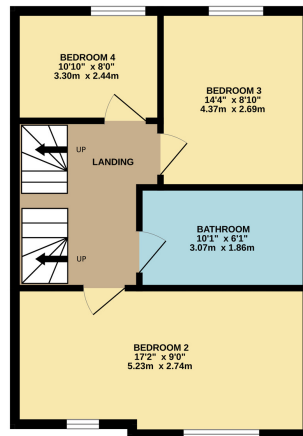




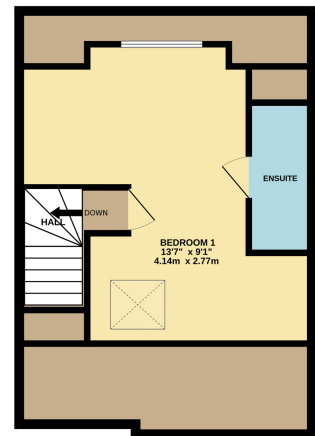
GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1342 sq.ft. (124.7 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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