

# Labourham Way

Cheddar, BS27 3XJ

COOPER  
AND  
TANNER



**£470,000 Freehold**

Beautifully presented throughout and close to village amenities is this well proportioned four bedroom home. Offering ample living space, an enclosed rear garden, garage and driveway this is really the perfect family home.

# Labourham Way

## Cheddar

### BS27 3XJ

 4  3  3 EPC C

## £470,000 Freehold

### DESCRIPTION

Beautifully presented throughout and close to village amenities is this well proportioned four bedroom home. Offering ample living space, an enclosed rear garden, garage and driveway this is really the perfect family home.

Entering into the hallway you are provided with access into most of the ground floor rooms. The living room is a large front aspect room and benefits with access into the dining room, where there is space for a dining room table and access into the conservatory and the kitchen. The conservatory is a bright and airy room and boasts panoramic views of the garden with windows looking out and double doors opening onto the patio. The kitchen is a bright and airy room and is beautifully finished. The kitchen boasts a selection of wall and base units, a centre island, integral appliances, views of the garden and access to the utility room. The utility leads to the garden and back into the garage and is fitted with a selection of wall and base units and provides further space for appliances. There is also a handy downstairs cloakroom with WC and basin.

The first floor houses the four bedrooms and the bathroom facilities. The principal bedroom is a large front aspect room with fitted wardrobes and its own en-suite shower room which consists of a shower cubicle, WC and basin. There are two rear aspect bedrooms with one benefiting from built in wardrobes. There is also a further front aspect bedroom which the vendors currently use as a study. The first floor also houses the family bathroom which is fitted with a panelled bath with overhead shower, vanity sink and WC.

### OUTSIDE

The front of the property benefits from a driveway which provides off street parking. There is a frontal lawn which is laid to turf and a selection of mature plants. The front also provides access into the property, to the rear garden and into the garage. The garage is accessed through an up and over door and provides space for appliances and has power and lighting with access back into the utility room. The rear garden is fully enclosed and is filled with colour. The garden benefits from a patio area, raised beds filled with a selection of mature flowers, plants and shrubs, trees and a large turfed lawn.

### 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. 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 and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare.

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

### SERVICES

All mains services

### COUNCIL TAX

Band E

### LOCAL AUTHORITY

Somerset County Council

### VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

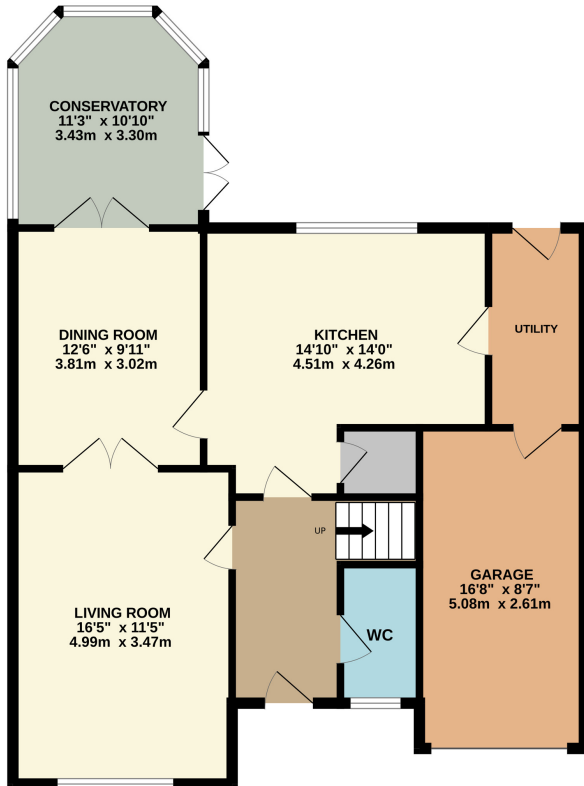
### DIRECTIONS

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 and the property can be found on the left hand side before the entrance to Glebelands.

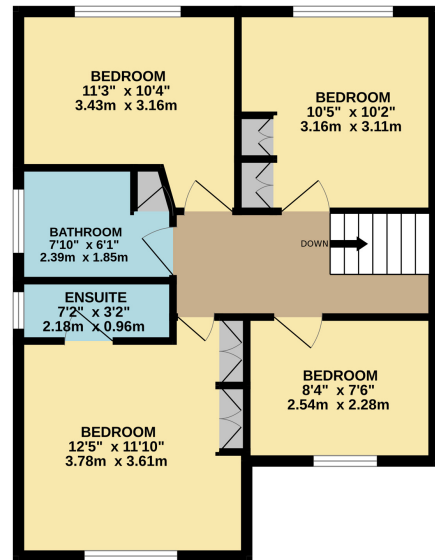




GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1469 sq.ft. (136.4 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.

Made with Metropix ©2024

## CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

