

Comer Road

Cheddar, BS27 3AS

COOPER
AND
TANNER



£395,000 Freehold

Sitting on a generous plot is this well proportioned four bedroom property. Boasting ample living space, a large driveway, an enclosed rear garden and a garage this really is a fantastic, family home.

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 4  3  2 EPC TBC

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DESCRIPTION

Sitting on a generous plot is this well proportioned four bedroom property. Boasting ample living space, a large driveway, an enclosed rear garden and a garage this really is a fantastic family home.

Entering the property from the front you are welcomed into an extremely spacious hallway that provides access into all the ground floor rooms. The living room is a large dual aspect room with a large front aspect window with a sliding door at the rear which opens to the garden. The large kitchen diner is a great entertaining space with ample light filling the room from front and rear aspect windows. The kitchen is fitted with an array of wall and base units and has ample space for white appliances. There is a rear aspect study which enjoys garden views with a door at the side opening out. There is also a handy downstairs cloakroom of the study which houses a WC and basin and there is access into a handy cupboard.

The first floor houses the four bedrooms and the family bathroom. There are three double bedrooms and a single bedroom. There are two large doubles at the front of the property with one benefitting from built in wardrobes and far reaching views over the village and towards the Church tower and a further double which enjoys rear aspect garden views and has the benefit of a built in wardrobe. The four bedroom is also a rear aspect bedroom and boasts garden views. The first floor is completed with a handy landing cupboard and a family bathroom which is fitted with a corner bath, shower cubicle, basin and WC.

OUTSIDE

Entering from the road you find a large driveway with parking from multiple vehicles, with a wooden gate at the front and access into the rear garden. The rear garden is a well proportioned and is fully enclosed. Benefiting from a stand alone garage in the corner which is accessed through an up and over door with a further side door. The rear garden is laid to tarmac and turf, with a patio area, a selection of outbuildings, summerhouse and is filled with colour from an array of potted plants. There is further storage space or additional garden beyond the gate at the rear which the current vendor utilises for additional 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

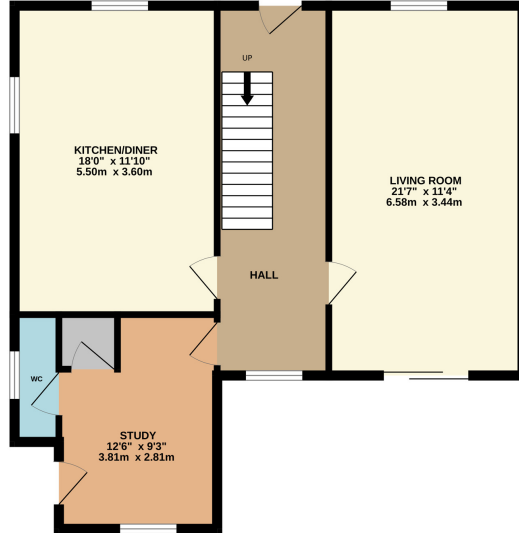
DIRECTIONS

From our office in Union Street, Cheddar, turn right at the Market Cross into Bath Street which then becomes Station Road. Follow the road along, passing the War Memorial on your left, and into Wideatts Road. Comer Road will be further along on your right-hand side. Number three is the second property on the left

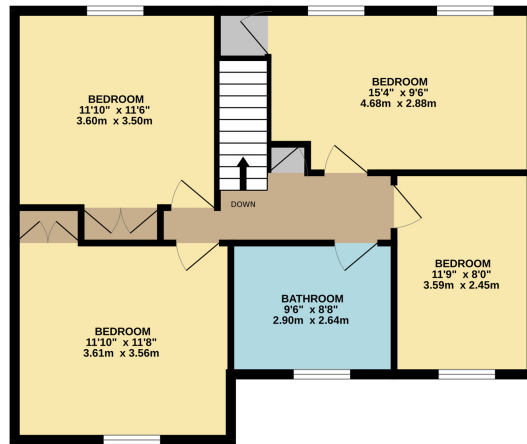




GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.9 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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