

# Littlewood Way

Cheddar, BS27 3FP

COOPER  
AND  
TANNER



## £325,000 Freehold

Set in the heart of the village is this well proportioned three bedroom family home. Offering ample living space, a desirable village position, garage, enclosed garden and parking this property is a lovely family home.

# Littlewood Way

## Cheddar

### BS27 3FP

 3  1  2 EPC B

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### DESCRIPTION

Entering the property through the front door, you are welcomed into a hallway where the living room is accessed and stairs to the first floor. The living room is front aspect, allowing plenty of light in. Storage space can be found in a cupboard under the stairs. The kitchen/diner is situated at the rear with double glazed French doors leading out to the garden. It is an ideal space for entertaining and has enough space for a dining room table. The kitchen is fitted with ample wall and base units with space for appliances. There is a useful utility area with storage space and is where the gas combination boiler is housed. Downstairs also benefits from a useful cloakroom fitted with a pedestal basin and low level WC.

The three bedrooms are upstairs. The principle bedroom is rear aspect and is fitted with mirror fronted wardrobes, providing storage. It benefits from a en-suite shower room fitted with a shower cubicle, pedestal basin and low level WC. The second bedroom is also a double and the third is a single room which is ideal for an office or a single bedroom. Both of these bedrooms are front aspect. The modern family bathroom is fitted with a panelled bath with over head shower, pedestal basin and low level WC. The property is warmed with gas central heating and is double glazed throughout.

### OUTSIDE

Accessing from the road there is a path that leads to the front door and a selection of mature plants. The rear garden can be accessed through a side gate or from the kitchen at the rear of the house. The rear garden is mainly laid to lawn and there is an area laid with patio slabs, providing an ideal space for a seating area. There is a further decked area at the rear of the garden which is a great space to sit and enjoy the seasons. The garden is decorated with a selection of mature flowers and plants and there is a garage located at the end of the path which is accessed through an up and over door, benefits from power and lighting with a parking bay at the front.



### 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.

### TENURE

Freehold

### SERVICES

All mains services

### LOCAL AUTHORITY

Somerset County Council

### COUNCIL TAX

Band D

### VIEWINGS

Strictly by appointment only- please contact Cooper and Tanner

### DIRECTIONS

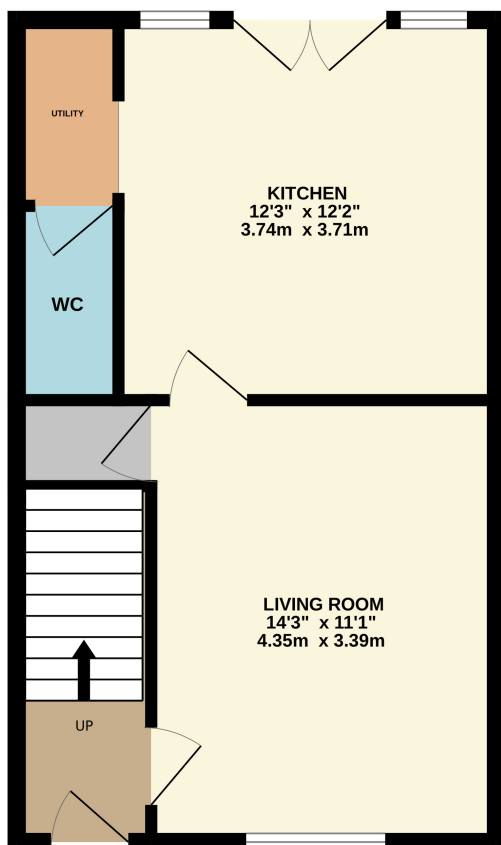
From our office in Union Street, Cheddar, turn right and proceed to the Market Cross. Turn right onto Bath Street, the B371. Continue along this road which then becomes Station Road, then Wideatts Road and finally after a right hand bend leads into Upper New Road. The development will be found approximately a quarter of a mile along on the left hand side, just after a set of new traffic lights



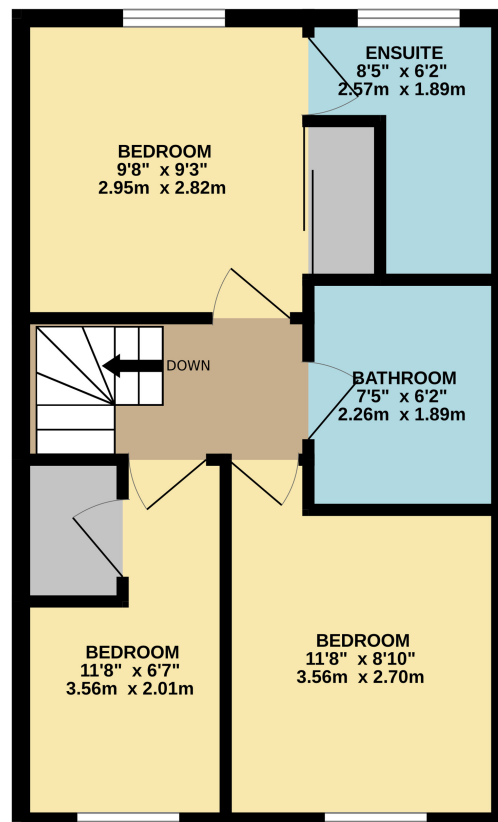




GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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